

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 228 Vicksburg Street - 2020-008133CUA
Date: Thursday, December 02, 2021 11:29:30 AM

Please be advised.

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Date: Thursday, December 2, 2021 at 11:27 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Jimenez, Sylvia (CPC)" <sylvia.jimenez@sfgov.org>, Kate Conner
<kate.conner@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>
Subject: 228 Vicksburg Street - 2020-008133CUA

Hi Jonas,

For Item #11 on today's Commission, we have received new information from the neighbors related to the possibility of the unpermitted removal of the unit at the site. Staff would like to have the project continued from today's agenda to February 10, 2022, the research and potential additional applications required (UDU removal, SB-330) will be robust, and considering the upcoming holidays.

The owner is aware of our continuance request and the proposed hearing date.

Thank you!

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7366 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: FW: 425 Broadway
Date: Thursday, December 02, 2021 10:35:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Commissioners,

Please be advised that we received a last minute request to continue Broadway from your Agenda today.

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning
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From: "SVettel@fbm.com" <SVettel@fbm.com>
Date: Thursday, December 2, 2021 at 9:29 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Subject: 425 Broadway

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Hi Jonas, we are trying to hammer out an agreement with CCDC and the residents of 401 Broadway and have agreed with them to ask for a one or two week continuance? Can we get on the Dec. 9 or 16 calendar? Thanks.

Steven L. Vettel

He/Him/His

svettel@fbm.com

D 415.954.4902 C 415.850.1931



235 Montgomery Street 17th FL
San Francisco, CA 94104
www.fbm.com

For more information please visit <http://www.mimecast.com>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 1016 Pierce Street Project.
Date: Thursday, December 02, 2021 10:34:04 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: "Ajello, Laura (CPC)" <laura.ajello@sfgov.org>
Date: Thursday, December 2, 2021 at 10:28 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Support for 1016 Pierce Street Project.

Forwarding a public comment received today for item 12 on the agenda.

From: Dimitris Drolapas <dd@vanguardsf.com>
Sent: Thursday, December 02, 2021 10:11 AM
To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>
Cc: cschmidt99@gmail.com
Subject: Support for 1016 Pierce Street Project.

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To the SF Planning Commission c/o Laura Ajello, Planner

My name is Dimitris Drolapas, I'm a San Francisco native and active apartment owner/agent in San Francisco. I own the 4 unit property immediately to the south of 1016 Pierce Street. I have no objection to the project and support the authorization of the dwelling unit merger and the additional dwelling unit. The ADU provides a more affordable option as a rental for the neighborhood and the bigger unit will cater to a much needed family-sized unit for the neighborhood. This diversity of rental units works better for the current times. If you have any questions feel free to contact me. My information is below.

Dimitris Drolapas
Vanguard Properties

415-531-9659 cell

dd@vanguardsf.com

www.dimitrisdrolapas.com

License #: 01883765

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 425 Broadway - NO OUTREACH BY SPONSOR TO CHINATOWN or tenants of SRO hotel at 401 Broadway
Date: Thursday, December 02, 2021 10:33:42 AM

Commission Affairs

San Francisco Planning
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[San Francisco Property Information Map](#)

From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, December 02, 2021 10:27 AM
To: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Theresa Imperial <theresa@bishopsf.org>; Deland Chan <delandsf@gmail.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Maggie Dong <maggie.dong@chinatowncdc.org>; Aaron Peskin <aaron.peskin@earthlink.net>
Subject: 425 Broadway - NO OUTREACH BY SPONSOR TO CHINATOWN or tenants of SRO hotel at 401 Broadway

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Staff packet for 12/2 hearing on development of 2 parking lots at **425 Broadway** shows that there was **ZERO outreach to Chinatown by project sponsor**.

Staff packet sent 11/25 has **9/28/21 sponsor's brief** (pp **95-113**) with their its **outreach matrix** (102-113). Details outreach for input only to **Telegraph Hill** (102), **North Beach** (103), **SF HAC** (105), **YIMBY Action** (106), **night clubs** (107). Outreach began March 2018.

Planning staff provided **Zoning Map** (90) which shows 425 Broadway site very close to **CHINATOWN**. About same distance as Telegraph Hill and even closer than North Beach. Nothing on Outreach Matrix to any organization in Chinatown. Photos and Maps provided by staff (92-94) show that **401 Broadway SRO** is LITERALLY surrounded by 425 Broadway site. Residents are heavily low income mono-lingual Chinese tenants. Who were not contacted for input before the past two weeks.

ZERO outreach to Chinatown. ZERO outreach to heavily Chinese speaking residents of 401 Broadway SRO. In nearly four YEARS.

Racial and social equity ??

This project must be continued so PLANNING COMMISSION and DEPARTMENT can hear directly from Chinatown community *and* from tenants at 401 Broadway SRO.

Sue Hestor

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2017-015678CUA 425 Broadway Item #13 December 2, 2021 OPPOSITION
Date: Thursday, December 02, 2021 9:33:59 AM
Attachments: [word.doc.docx email sent Nov2 2021.docx](#)
[December 1 425 Broadway.docx](#)

Commission Affairs
San Francisco Planning
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[San Francisco Property Information Map](#)

From: T Flandrich <tflandrich@yahoo.com>
Sent: Wednesday, December 01, 2021 4:52 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Alexander, Christy (CPC) <christy.alexander@sfgov.org>
Subject: 2017-015678CUA 425 Broadway Item #13 December 2, 2021 OPPOSITION

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I include here a word doc copy of the letter I sent to you on November 3rd for the then scheduled November 4th hearing which was continued to December 2nd.

Having lived and worked in North Beach for (4) decades, primarily as an advocate for tenants, as well as a nurse at the Telegraph Hill Neighborhood Center, I am well acquainted with issues of displacement, our workers being forced out their homes, and finding no affordable replacement housing here. As many recent newspaper articles speak to the fact that Union workers cannot afford housing here and that our city is failing to build the permanent affordable housing that is needed, this project as it stands today will only cause harm to our communities. We have but a very small area of land, a limited opportunity to build the rental housing that is needed to serve our North Beach/Chinatown/Telegraph Hill communities. **All underutilized sites must be used to build the type of housing which is most needed.** We have built market rate housing, an abundance of condos, many luxury condos, all unaffordable to our restaurant, hospitality, retail and medical workers.

The current plan of 42 condos with only 6 units below market rate and no community serving businesses, will not benefit the many current & former residents.

The lack of community outreach to those residents of the New Rex SRO Hotel, 60 people, those most directly impacted by this project, is very disturbing. In addition, those also impacted by shadow, the owners, residents of the other 3 SROs at the intersection of Broadway & Montgomery, and On-Lok housing with services for the elderly, the Wu Yee Childcare Center were ignored in community engagement. What would these residents, the community based service providers and the 400+ residents of the 9 other SRO buildings along the Broadway corridor like to have as community serving services? The plan and total disregard for this population is the most egregious form of social inequity that I have ever seen in a planning project.

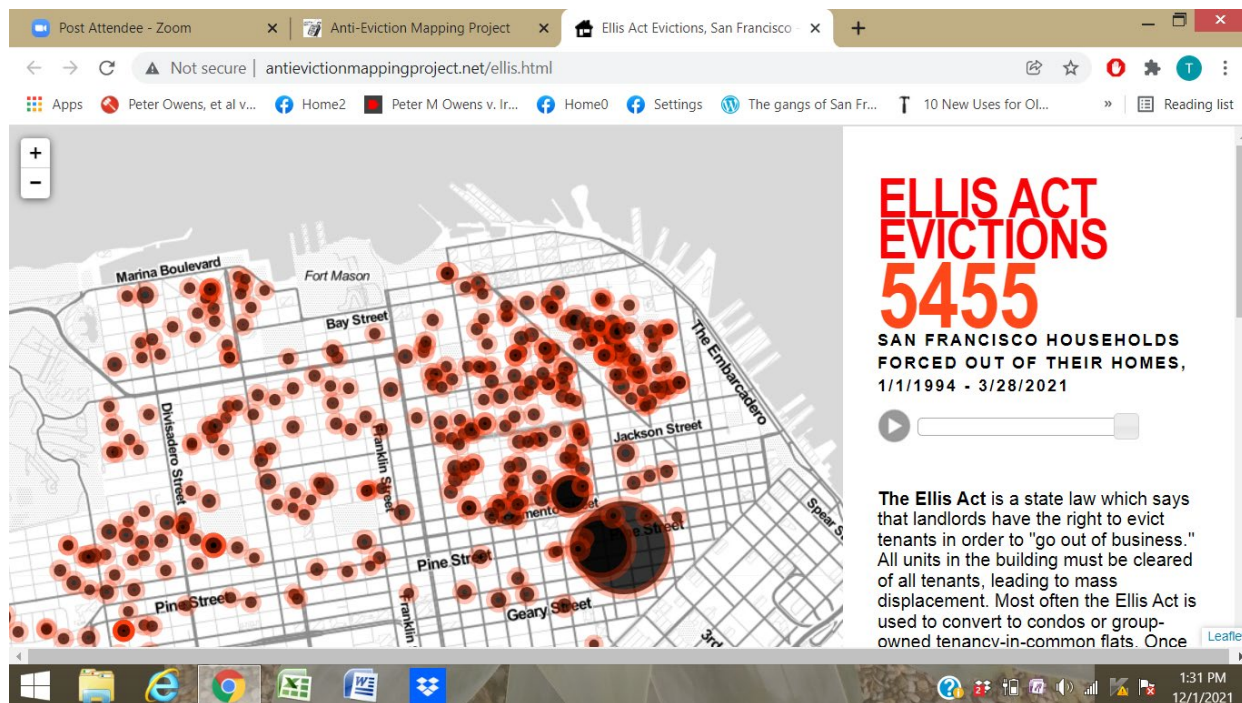
Please deny this project which will adversely affect the health & safety of not only the current 60 residents, those who are low-income families and majority mono-lingual Chinese elders today, but also all future residents at 407 Broadway.

Residents told me in late October of two major concerns. One, around diminishing light & air, full sunlight and cross ventilation with air flowing through their 8x10 square rooms and kitchens, corridors -vital to their health and well-being. The high humidity levels adversely affects the elderly in terms of lung conditions and as a congregate setting during shelter-in-place, these residents are most vulnerable to the spread of such viruses as we see with COVID 19 today. Another major concern based on their experience of a fire in their building at the rear of the top-floor level: the SFFD easily accessed the site from Verdi Place and quickly extinguished. Will fire trucks still have this access? All attempts to mitigate the impact on these and future residents must be taken. Light wells will not function the same as direct sunlight and free flowing air in this type of congregate setting housing. The focus on "views" for condo owners cannot come at the price of harming these residents.

- Verdi Place, the Public Right of Access, located at the rear of 401-407 Broadway needs to be addressed!
- Community Serving Services must be part of this project
- "Professional office spaces" must be reduced, when more housing units could be built

Displacement as a reality and an affordability crisis.

Image: Ellis Act Evictions (Anti-Eviction Mapping Project) Focus area NE



Please deny this project today, as it will adversely affect the health & safety of not only the current 60 residents, those who are low-income families and majority mono-lingual Chinese elders today, but also all future residents at 407 Broadway.
Sincerely,
Theresa Flandrich (North Beach Tenants Committee)
Attachments: Nov 2 letter sent to Planning Commissioners and word doc of today's letter.

2. November 2021

Dear Commissioners,

As the Co-Founder of the North Beach Tenants Committee, as a decades long resident of North Beach and as someone who lives five blocks from the site of this project, I write in opposition to this particular project. This surface lot should indeed be used to create housing, but only the type of housing that is most needed in this community to house our workforce. While I applaud the use of this space at 425 Broadway Street for housing, I am, however, extremely disappointed that this is not the desperately needed 100% affordable housing project that our community needs. Displacement and unaffordable housing has played a huge role in destroying the very fabric of our community and forced our essential workers not only out of our city, but to the outer boundaries of the Bay area. Our hope has long been that truly affordable housing would be built on any & all underutilized space here in District 3 allowing for our displaced neighbors to return. This project excludes their return and as well as housing for our current restaurant workers, baristas, those who work at entertainment venues, in other words, affordable rental housing for those who keep the city running and are struggling to remain in the city.

The current project proposal also impacts our low-income residents in nearby residential hotels and this is a huge concern we have.

The New Rex Single Residential Occupancy Hotel(SRO) at 401-406 Broadway immediately adjacent to this site, Broadway/Montgomery is the 39 room home to 61 tenants. These are extremely low-income elders, families, the majority of whom are monolingual Chinese. I visited this SRO at the peak of "shelter-in-place" due to concerns around food access and spoke directly with several tenants there. What I noted during this mid-day visit was that it was dark, that there was little natural light, as well as the fact that it felt quite damp. With the height of this project, as well as the windows no longer fully open on both the west and rear sides of the SRO, diminished light & ventilation, I am concerned about the health & safety of these 61 people. The fact that community outreach did not include these residents, nor those in the 3 SROs at this intersection, is especially disturbing. There is a lack of a racial & equitable lens as it applies to these residents. The L shaped development plan of the two buildings will impact the health & safety of these tenants.

This project would indeed be detrimental to our Chinatown/North Beach communities. We need affordable rental housing to house those who serve our communities: the teachers at the nearby elementary school, the preschool teachers/workers at Wu Yee, staff at On-Lok, workers at the entertainment venues along the Broadway corridor, restaurant workers, those at grocery stores, delis, hotel workers, retail shop workers, medical staff at clinics and nearby Chinese Hospital. Many of these workers were residents here, displaced with Ellis Act evictions, speculators buying buildings, and converting them to condos, while only more and more luxury condos are built. Gentrification has meant that many of our BIPOC neighbors are now commuting from Antioch to continue working here & maintaining family & cultural ties.

Market rate condos will only serve the developer's pockets: he can build, make immediate windfall profit and leave. We in this Northeast corner will continue to suffer

the loss of our neighbors, our affordable housing, and never reach the RHINA numbers for affordable housing for the low-income to middle-income housing.

There is an extremely limited amount of space left here in one of the most densely populated areas, whatever available land must be used for the housing we most need.

The sponsor, HAC, YIMBYs -those in support of the project, have not witnessed the past decades of our neighbors being unable to remain here as rents skyrocketed and incomes have not risen to keep up with housing costs. They do not have deep roots in our communities, I feel it necessary to focus my comments on community needs. This project, 41 market rate condos, the unprecedented mass of office area space, the deliberate attempt to not use all available space to build affordable rentals and create neighborhood serving services, all will serve the developer only.

Proof of community needs, the need for affordable housing here: a 75 unit 100% affordable housing project built in 2015 at Broadway/Sansome had 6000 applicants. Some families were able to use their Displacement Certificate of Preference here, and yet it still meant that 5,925 people were not able to find the needed affordable housing. The Planning Commission must deny this project.

The above describes our communities' needs, and now to address the specific impact on immediate neighbors to this project site. An additional reason to deny this project is that it will indeed have a detrimental impact on the adjacent New Rex Hotel. I have visited with tenants at the 401-407 Broadway SRO Hotel Rex here in July 2020, during Shelter In Place, as well as on October 27th. Tenants were bewildered with project plans and fearful of impacts.

Major Concerns:

- Health & safety for 60 residents in adjacent Rex SRO Hotel-
 - Fire exits at windows on 2nd/3rd floors, history of
 - Fire on 2nd floor meant Fire Dept ladder truck used Verdi Place to access building (Public Right of Access)
 - Large windows in corridors means access to full sunlight, ventilation throughout hallways & into rooms
 - Proximity to Bay and fog means greater than normal humidity levels, serious health hazard for seniors especially
- Long-term Tenants on Oct 27 voiced concerns of safety and diminished air & sun
 - Majority of residents are monolingual Chinese seniors and some families w/ small children
- Lack of Community outreach, and in their language, as well as not reaching out to the other 3 SROs nearby
- There are no Community, Neighborhood services in the current plan, rather, a bloated area for offices in an area with so many vacancies along Montgomery and Pacific Avenue
- Ex. the nearest laundromat for the 4 SRO buildings here is 6 very long blocks away, up hill.

- The question is, are you going to leave the existing, long time, low-income residents to try to survive as mushrooms in the dark, harming their quality of life? Not fulfilling the policy requirement for creating more permanent affordable housing. Will you allow the sponsor to create "amazing views" for the few, so that a developer can fulfill his single desire to create immediate windfall profit for himself? See his ad: [425 Broadway in San Francisco, CA - prices, reviews, condos for sale | iNewHomes](#)

I implore you to deny this project today and help us get the type of housing we most need.

Gratefully yours,
Theresa Flandrich
North Beach Tenants Committee
Decades long advocate for North Beach/Chinatown

December 1, 2021

Dear Commissioners,

Having lived and worked in North Beach for (4) decades, primarily as an advocate for tenants, as well as a nurse at the Telegraph Hill Neighborhood Center, I am well acquainted with issues of displacement, our workers being forced out their homes, and finding no affordable replacement housing here. As many recent newspaper articles speak to the fact that Union workers cannot afford housing here and that our city is failing to build the permanent affordable housing that is needed, this project as it stands today will only cause harm to our communities. We have but a very small area of land, a limited opportunity to build the rental housing that is needed to serve our North Beach/Chinatown/Telegraph Hill communities. **All underutilized sites must be used to build the type of housing which is most needed.** We have built market rate housing, an abundance of condos, many luxury condos, all unaffordable to our restaurant, hospitality, retail and medical workers. The current plan of 42 condos with only 6 units below market rate and zero community serving businesses, will not benefit the many current & former residents.

The lack of community outreach to residents of the **New Rex SRO Hotel, 60 people**, those most directly impacted by this project, is very disturbing. In addition, those also impacted by shadow, the owners, residents of **the other 3 SROs** at the intersection of Broadway & Montgomery, and On-Lok housing with services for the elderly, the Wu Yee Childcare Center were ignored in community engagement. What would these residents, the community based service providers and the 400+ residents of the 9 other SRO buildings along the Broadway corridor like to have as community serving services? The plan and total disregard for this population is the most egregious form of social inequity that I have ever seen in a planning project.

Residents told me in late October of two major concerns. One, around diminishing light & air, full sunlight and cross ventilation with air flowing through their 8x10 square rooms and kitchens, corridors -vital to their health and well-being. The high humidity levels adversely affects the elderly in terms of lung conditions and as a congregate setting during shelter-in-place, these residents are most vulnerable to the spread of such viruses as we see with COVID 19 today. Another major concern based on their experience of a **fire** in their building at the rear of the top-floor level: the SFFD easily **accessed the site from Verdi Place** and quickly extinguished.

- All attempts to mitigate the impact on these and future residents must be taken. Light wells will not function the same as direct sunlight and free flowing air in this type of congregate setting housing. The focus on "views" for condo owners cannot come at the price of harming these residents.
- Verdi Place, the Public Right of Access, at the rear of 407 Broadway needs to be addressed!
- Community Serving Services must be part of this project
- "Professional office spaces" must be reduced, when more housing units could be built

Please deny this project which will adversely affect the health & safety of not only the current 60 residents, those who are low-income families and majority mono-lingual Chinese elders today, but also all future residents at 407 Broadway.

Sincerely,

Theresa Flandrich (North Beach Tenants Committee)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: UPDATED letter re: Record No. 2018-009812CUA 1268 17th Avenue
Date: Thursday, December 02, 2021 9:09:50 AM
Attachments: [1268 17th Avenue 1Dec2021.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Joseph Smooke <josephsmooke@gmail.com>

Date: Wednesday, December 1, 2021 at 8:51 PM

To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, "Dito, Matthew (CPC)" <matthew.dito@sfgov.org>, Westside Community Coalition <westside-community-coalition@googlegroups.com>, West Side TOC <wsta-toc@googlegroups.com>, Carrie Kingman <carriekingman@gmail.com>

Subject: UPDATED letter re: Record No. 2018-009812CUA 1268 17th Avenue

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1 December 2021

Planning Commission President, Joel Koppel
Planning Commissioners Kathrin Moore (Vice-President), Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

Project Planner, Matthew Dito

Re: UPDATE

Record No. 2018-009812CUA
1268 17th Avenue
December 2 Planning Commission

Dear Planning Commission and Staff

On behalf of Richmond District Rising (RDR), the Westside Community Coalition (WCC), and the West Side Tenants Association (WSTA), we submit this letter to continue to urge the Planning Commission to reject the proposed development at 1268 17th Avenue.

First, we need to correct the staff report you have received, as it does not accurately reflect the concerns of our three organizations. Our concerns focus on the affordability of the units, and their rent controlled status, as well as compliance of the project with the intent of the interim controls for RM zoned sites. Unfortunately, only a small subset of our concerns has even been somewhat addressed by the clarification by Planning that rent control does in fact pertain to two of the three proposed new units.

It is clear that the developer does not intend for these units to address our city's concerns for affordability. These goals are stated clearly as a matter of policy and law:

Referring to [Section 317 of the Planning Code](#), "Loss of Residential and Unauthorized Units Through Demolition, Merger and Conversion" which details a set of intentions to address "a continuing shortage of affordable housing". Under subsection (6), "Residential Demolition" it says that "The Planning Commission shall consider the following additional criteria in the review of applications for Residential Demolition" sub-subsection (l) "whether the project protects the relative affordability of existing housing".

Further, referring to the interim controls for RM zones, [Legislative Board File #201370](#), on page 1 it says, "Whereas, in recent decades, the rate of production of housing in San Francisco has failed to keep pace with an influx of jobs and increased demand for housing in San Francisco and in the broader region, which has contributed to increased unaffordability and repeat waves of evictions and displacement, largely to the detriment of long-term residents and communities and lower-income communities, in particular...". This language clearly indicates the primary purpose of the interim controls is to address issues of displacement and housing unaffordability.

Further, the interim controls clearly emphasize this affordability goal by distinguishing between units that are more or less than 2,000 square feet in size. There is a conditional use trigger for expansions of units that are already larger than 2,000 sq ft; and creation of new units larger than 2,000 sq ft; and for increasing existing units to being more than 2,000 sq ft.

The proposed project works against these policy objectives in several ways:

- This project proposes to expand an existing 2,150 square foot unit to an even larger and more unaffordable 2,271 square feet; and

This project does not maximize the number of units allowed on this site. We are not concerned with maximizing the number of units as a goal, but increasing the number of units would be possible if the proposed units were of more modest size, which would then result in units that are rented at more modest rates; and

- This project creates confusion for tenants and for tenant counselors (if any landlord-tenant issues arise) because having a single building where different units have different rules is not something that is tracked well in the city's systems- which will lead to confusion and potential landlord abuse; and
- Compounding this confusion about rent controlled status is what will likely take place if this project is approved, and demolition starts. You as Commissioners can't ignore the fact that once demolition starts, an inspector from DBI will be on site with the contractor directing changes to the scope of work based on field conditions discovered during demolition. If the scope of demolition expands beyond what the plans indicate, will the developer then claim that the work is "tantamount to demolition" for the purposes of negating the rent control status of the resulting units?

Unfortunately, given the way this project has been proposed, to circumvent rent control, and to circumvent the goals of the interim controls, leads us to be concerned that the ultimate goal of this developer is to meet their own speculative objectives rather than meeting the policy objectives of the city which is to develop housing that increases affordability.

Thank you for your consideration of our concerns and our demand for the Planning Commission to reject this application for Conditional Use Authorization along with instructions for the owner/ sponsor to make any necessary renovations to the existing structures and make them available as residential, modestly priced rent controlled units that are affordable for Sunset District residents.

Respectfully,

Richmond District Rising
West Side Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

--

co-founder [People Power Media](http://PeoplePowerMedia.josephsmooke.photoshelter.com/archive)
josephsmooke.photoshelter.com/archive

1 December 2021

Planning Commission President, Joel Koppel

Planning Commissioners Kathrin Moore (Vice-President), Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

Project Planner, Matthew Dito

Re: UPDATE

Record No. 2018-009812CUA

1268 17th Avenue

December 2 Planning Commission

Dear Planning Commission and Staff

On behalf of Richmond District Rising (RDR), the Westside Community Coalition (WCC), and the West Side Tenants Association (WSTA), we submit this letter to continue to urge the Planning Commission to reject the proposed development at 1268 17th Avenue.

First, we need to correct the staff report you have received, as it does not accurately reflect the concerns of our three organizations. Our concerns focus on the affordability of the units, and their rent controlled status, as well as compliance of the project with the intent of the interim controls for RM zoned sites. Unfortunately, only a small subset of our concerns has even been somewhat addressed by the clarification by Planning that rent control does in fact pertain to two of the three proposed new units.

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The proposed project works against these policy objectives in several ways:

- This project proposes to expand an existing 2,150 square foot unit to an even larger and more unaffordable 2,271 square feet; and
- This project does not maximize the number of units allowed on this site. We are not concerned with maximizing the number of units as a goal, but increasing the number of units would be possible if the proposed units were of more modest size, which would then result in units that are rented at more modest rates; and
- This project creates confusion for tenants and for tenant counselors (if any landlord-tenant issues arise) because having a single building where different units have different rules is not something that is tracked well in the city's systems- which will lead to confusion and potential landlord abuse; and
- Compounding this confusion about rent controlled status is what will likely take place if this project is approved, and demolition starts. You as Commissioners can't ignore the fact that once demolition starts, an inspector from DBI will be on site with the contractor directing changes to the scope of work based on field conditions discovered during demolition. If the scope of demolition expands beyond what the plans indicate, will the developer then claim that the work is "tantamount to demolition" for the purposes of negating the rent control status of the resulting units?

Unfortunately, given the way this project has been proposed, to circumvent rent control, and to circumvent the goals of the interim controls, leads us to be concerned that the ultimate goal of this developer is to meet their own speculative objectives rather than meeting the policy objectives of the city which is to develop housing that increases affordability.

Thank you for your consideration of our concerns and our demand for the Planning Commission to reject this application for Conditional Use Authorization along with instructions for the owner/ sponsor to make any necessary renovations to the existing structures and make them available as residential, modestly priced rent controlled units that are affordable for Sunset District residents.

Respectfully,

Richmond District Rising
West Side Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: ALERT. 228-226 VICKSBURG,
Date: Wednesday, December 01, 2021 12:19:44 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Patrick Monk <patmonkrn@gmail.com>
Sent: Wednesday, December 01, 2021 12:04 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; jonas.lonin@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: ChanStaff (BOS) <chanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: ALERT. 228-226 VICKSBURG,

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PATRICK MONK.RN
3854 24th St
SF. Ca. 94114
patmonkrn@gmail.com
415-760-6863

TO WHOM IT MAY CONCERN.
228-226 VICKSBURG

My name is Patrick Monk. I'm a 77 year old retired RN, subsisting on SSI and Food Stamps. I have lived at 3854 24th St for over 35 years. As others will attest and prove the adjoining property, Block/Lot# 2830/014 has always contained 2 dwelling units, separate occupants, single story, rent controlled and relatively affordable. The information in the Notice Of Pre-Application Meeting, dated

1/20/20 is false and deceptive, particularly in stating "Demolish single family residential building"; "Existing # of dwelling units - 1"; "Existing # of stories - 2". To the best of my knowledge this fallacy continues. This suspect information was submitted by Dave O'Donnell and Earle Weiss.

The last 20 years of my working life I was a Home Visit RN Hospice Case Manager, helping care for dying patients and their loved ones all over the city/ My garden was always my joy and a place of peace where I could retreat and get some respite from the demands of my work. I'm now housebound, disabled, mobility impaired and medically fragile. Itb is now my one remaining refuge that gives me access to the outdoors and fresh air. This project would have a significant impact on my life, peace, comfort and enjoyment of my home during construction. It would create a permanent dark hole in my garden, shutting out light, reducing privacy, blocking my view of the sky. and also negatively effect my neighbors in various ways. While I am fortunate to still have a place to live and relocation is not feasible for a multitude of reasons, I'm angry and deeply saddened that I may be condemned to live in a dark, grey pit for however many years I may have left

This project does not provide much needed housing for those in desperate need, families,elders, middle and low income,minorities. This is not planning for residents and the city but simply aiding speculators and developers, we dont need more market rate condos. Shame on you all for rubber stamping another assault on our community and neighborhoods. Patrick Monk.RN. Noe Valley.

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1228 Funston Avenue Observations
Date: Wednesday, December 01, 2021 10:42:57 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Elysa Hill <elysachill@gmail.com>
Sent: Wednesday, December 01, 2021 9:30 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1228 Funston Avenue Observations

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To: Planning Commission

Please consider the below observations for this case: **1228 Funston Avenue** (2021-001219DRM) before the hearing on December 2, 2021. This is slightly edited from my January 30, 2019 email sent for this same property issue.

When I moved into 1230 Funston Avenue (directly next door) in August 2013, construction was already well underway at 1228 Funston Avenue. This means that construction went on for *at least* five years. **We lost 50% of light in our apartment due to the illegal building addition at 1228 Funston Ave.**

For nearly all of 2015, a man seemed to be living in the small backyard shed of 1228 Funston Avenue. He made daily early morning phone calls (starting at 6:30am-7:00am) that lasted about an hour. I heard all of these phone calls, as sound travels easily from that backyard to my second story. The phone calls were in Spanish, and I was not able to understand their content.

I believe he was living in the shed because a light was often on in the shed late at night, and shadow movement in the tiny window indicated a person was inside. One time I was outside of my apartment during the day and saw him exit 1228 Funston Avenue. I took this moment to engage and pleasantly noted, "The construction has been going on for some time." He mumbled an unintelligible response, indicating that perhaps he was not part of the construction team. (But I never found out; when I did see the workers, it was not obvious that he was part of the group as I didn't see him with the rest of the team.) When the shed was finally demolished, I did not see this man again. While I never felt unsafe, his constant presence was peculiar.

As the building neared completion in early 2018, trash and mail piled up on the sidewalk and entrance of 1228 Funston Avenue. I noticed that an official note was posted on the door at one point. The note read that all properties are required by ordinance to have trash service (and that there was none at 1228 Funston Avenue).

The building was then rented out on a short-term, 6-month lease. On 1/29/19, I arrived home at 10pm to a sidewalk littered with trash, recyclables, and furnishings that had been cast out to the sidewalk in front of 1228 Funston Avenue, blocking the pathway for walkers. A passerby (not the tenant) was rifling through the objects. Earlier that evening, my boyfriend arrived home to boxes in front of our apartment, which he moved in front of 1228 Funston Avenue. He noticed that a woman who had garage access (also not the tenant) was moving trash out of the garage.

The next morning, Recology came by to remove some of the items. The remains of strewn garbage and large couch cushions still littered the sidewalk. Another passerby rifled through the pile that morning. I called 311 at 11am and filed a report (case #10426587) after the representative, Yvette, confirmed that it was illegal dumping. It's possible that the short-term tenants moved out and either cast their trash to the sidewalk, or left the owner/appointee to move their trash in their hasty absence.

I can answer any questions regarding this case at this email address.

Sincerely,

Elysa Hill Rosko
Neighbor, 1230 Funston Avenue

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)
Date: Wednesday, December 01, 2021 10:24:05 AM
Attachments: [THD Ltr 425 Broadway FINAL 11-2-21.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Stan Hayes <stanhayes1967@gmail.com>
Date: Tuesday, November 30, 2021 at 6:51 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Rachel.Tanner@sfgov.org" <Rachel.Tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Subject: Fwd: THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)

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President Koppel and Commissioners -

In case you may not have seen THD's letter of opposition to the proposed project at 425 Broadway, we are resending our November 2nd letter as an attachment to this email. Despite applicant's counsel's comments, our letter speaks for itself.

Once again, please contact us if you'd like to discuss any of our comments.

Regards,

Stan Hayes

Co-Chair, Planning & Zoning Committee
Telegraph Hill Dwellers

----- Forwarded message -----

From: **Stan Hayes** <stanhayes1967@gmail.com>

Date: Tue, Nov 2, 2021 at 3:41 PM

Subject: THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)

To: <joel.koppel@sfgov.org>

Cc: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachel.Tanner@sfgov.org>, <Jonas.Ionin@sfgov.org>, Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>, Peskin, Aaron (BOS) <Aaron.Peskin@sfgov.org>

President Koppel and Commissioners -

On behalf of the Telegraph Hill Dwellers, please accept this letter **OPPOSING** the project at 425 Broadway as it is proposed.

Please feel free to contact us if you would like to discuss any of our comments.

Regards,

Stan Hayes

Co-Chair, Planning & Zoning Committee
Telegraph Hill Dwellers

November 2, 2021

Joel Koppel
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(Via email: joel.koppel@sfgov.org)



RE: OPPOSITION to 425 Broadway (Case No. 2017-15678CUA)

Dear President Koppel and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), we express our opposition to the mixed-use project at 425 Broadway as it is proposed. This project is comprised of two mixed-use buildings – one on Broadway and a second building on Montgomery Street, legally separated by Verdi Place, a 20-foot-wide public right of way from Montgomery, and a city-owned sewer easement reserved within the former extension of Verdi Place.

We are concerned about the size and design of the two buildings, their lack of compatibility with other nearby buildings in the Jackson Square Historic District Extension where the project site is located, and the failure to the Planning Department to analyze important health and safety impacts of the buildings (including geotechnical, structural, shadowing, and traffic) by declaring the project exempt from all CEQA review. We are also concerned that the project would not only impact the health and safety of the residents of the adjacent SRO hotel, but would also contribute to gentrification leading to the displacement of low-income and senior residents of multiple Single Room Occupancy (SRO) hotels in the immediate vicinity of the project.

In addition, we are concerned that the project's posted notice did not comply with the requirements of the Section 333 of the San Francisco Planning Code, which requires such notices to include the languages spoken by non-English speaking persons – here a substantial number of the residents of the nearby low-income SRO hotels and apartment buildings speak only Cantonese.

Also, we note that the draft motion for the project appears to authorize a “public parking garage” (see Draft Motion, Exhibit A, “Authorization”). No such garage is shown on the project sponsor's plans, nor has it been discussed earlier. If incorrect, the draft motion should be revised.

Health, Safety and Livability Impacts on Adjacent Low-Income and Senior Residents

Most importantly, we ask the Planning Commission to consider the project's adverse and direct impacts on the health, safety and liveability of the very low income and senior residents of the immediately adjacent SRO hotel at 401-407 Broadway (New Rex Hotel), home to 39 low-income households occupying rooms with limited exterior windows.

The height and bulk of the proposed Montgomery building, which would be located along Verdi Place, the 20-foot wide east-west facing public right-of-way, would block light and air to all south-facing windows of the New Rex Hotel, while the height and bulk of the proposed Broadway building, towering over the New Rex Hotel, would block light and air to its West-facing windows despite two proposed matching air wells.

The project sponsor's own shadow study (see **Figure 1**) provides substantial evidence that that these windows would be in near-perpetual shade. These shadow impacts on the low-income and senior residents of the immediately adjacent New Rex SRO hotel are specific and direct adverse impacts on public health and safety and on the physical environment that would allow the Planning Commission to deny a requested incentive, concession, or waiver if it makes a written finding of such adverse impacts.

Gentrification and Displacement

Broadway is a major corridor for very low-income housing, including numerous SRO hotels and low rent apartments in addition to the New Rex Hotel. Other immediately adjacent SRO residence hotels (see **Figure 1** and the project sponsor's photos in **Figure 2**) include the Golden Eagle SRO residence hotel at 400 Broadway (118 rooms), On Lok SRO for seniors at 1000-1010 Montgomery (41 rooms), and the SRO residence hotel at 381-389 Broadway (49 rooms). While the construction of the proposed new market-rate housing development at 425 Broadway does not directly displace existing residents or community-serving businesses, the cumulative effect of creating high-end unaffordable housing at 425 Broadway, together with the market rate housing proposed nearby at 955 Sansome and 875 Sansome, will stimulate further real estate speculation almost certainly resulting in the gentrification of the Broadway Corridor, leading to the loss of affordable housing for the very poor and the displacement of very low-income, monolingual families from their homes.

Required Commission Actions

For the project to proceed the Commission must: (1) adopt findings to approve requested Conditional Use Authorizations; and (2) adopt findings that the requested State Density Bonus waivers and incentives will result in actual cost reductions for the affordable housing in the project, and that the requested waivers and incentives will not negatively impact public health, safety, or historic property. In addition, the Commission must adopt the Department's determination that the project is exempt from the California Environmental Quality Act (CEQA).

1. Please Deny the Project's Requested Conditional Use Authorizations.

To grant a CUA, Section 303 requires the Commission to find *that the proposed use, at the size and intensity contemplated, is necessary or desirable for, and compatible with, the neighborhood or the community; and that the proposed use size will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.*

○ Please Deny the Office Space CUA.

Non-residential use sizes in the Broadway NCD are limited to **2,999 sq. ft.** unless the Commission grants a CUA. Here the project is requesting a total of **23,675 sq. ft.** of non-residential use, of which **18,735 sq. ft. is for office use**, more than six times the 2,999 square feet non-residential use limit for this district. As shown on the project sponsor's plans (**Figure 3**), the inclusion of the proposed non-residential office use would substantially increase the height of each of the buildings. This excessive amount of office space unnecessarily expands the size of each of the two buildings, while millions of square feet of office space in the City go unused.

Given the project's significant impact on the health, safety and liveability of the low income and senior residents in the immediately adjacent SRO hotel due to the project's size and height, together with the project's role in fuelling the gentrification of the Broadway Corridor leading to displacement of low-income, monolingual families, we believe the Commission cannot make the required findings to

grant this CUA. The request to exceed the non-residential use limit as proposed is not necessary or desirable for or compatible with the neighborhood and will be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. Please deny the CUA to allow the project to exceed the non-residential use limit in the Broadway NCD.

○ **Please Deny the CUA to exceed 40 feet in height in the Broadway NCD.**

The project sponsor has requested a CUA to allow each of the two buildings to exceed 40 feet in height. Planning Code Section 253.1 requires the Commission to make specific findings before a CUA can be approved for a new building in the Broadway NCD that would exceed 40 feet in height and prohibits the Commission from approving any new building that exceeds 65 feet.

In addition to the Section 303 findings listed above, the Commission is required by Section 253.1 to find that *“The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.”*

The project is located within the Jackson Square Historic District Extension, which is listed on the California Register of Historic Places. The buildings in this historic district are characterized by 2- to 3-story brick regular building forms with string courses, cornices, and deep window and door openings. By a significant margin, the proposed Montgomery building would be the tallest building in the historic district, rising 76 feet above its base on Montgomery Street. As illustrated by the project sponsor’s own rendering reproduced in **Figure 4**, the project sponsor’s characterization of the Montgomery building as 64 feet in height is substantially misleading. The figure clearly shows that the Montgomery building is actually 76 feet above Montgomery Street. There are two separate buildings proposed on this downward sloping site, separated by a strip of land that cannot be built upon – a public right of way (Verdi Place) and a city-owned sewer easement. By all logic, the height of each of these buildings should be calculated separately. If so, the Montgomery building would exceed the 65-foot height limit for this site and, therefore, could not be approved by the Commission.

Given that the height of the proposed new buildings would not be compatible with the character of the Jackson Square Historic District Extension and would exceed the height and scale of the adjacent historic buildings on Broadway, we do not believe that the findings required by Planning Code 253.1 to grant a CUA for heights above 40 feet can be made. Further, as discussed above, granting a CUA for the heights of these buildings would be *detrimental to the health and safety and general welfare of persons residing in the vicinity* – specifically to the low-income residents in the adjacent New Rex Hotel.

Further, the material of the buildings is incompatible with the character of the historic buildings in the surrounding historic district. The “thin brick tile” as specified on the plans is incompatible with the district, as is the dark black color of the Broadway building and a significant portion of the Montgomery building. Please deny the CUA to allow the project to exceed 40 feet.

2. Please Deny the Project’s Requested Incentives/Concessions and Waivers.

Because the project proposes to use the State Density Bonus Law, the Commission must adopt findings related to the requested waivers and incentives or concessions. According to the Department’s staff report for the November 4th hearing, the project is requesting an incentive to exceed the non-residential use limitation of 2,999 sq. ft. and three (3) waivers from Planning Code development standards including waivers from the minimum requirements for Rear Yard (Sec. 134), Dwelling Unit Exposure (Sec. 140), and Bulk Limits (Sec. 270).

○ **The Commission Lacks Information to Adopt Findings to Allow the Incentive.**

The State Law provides that an incentive is allowed if “*required to provide for affordable housing costs.*” CA Govt. Code Section 65915(k). The Planning Director’s Bulletin No.6 (updated June 2021) at page 5 provides that:

*“[T]he Planning Commission **must** adopt findings that the requested incentives will result in actual cost reductions for the project, and the requested waivers and incentives will not negatively impact public health, safety, or historic property.”*

We are aware of no financial proforma or other financial data available to the Commission as would be necessary for it to adopt the required findings. We therefore urge the Planning Commission to require an adequately detailed financial proforma and/or other financial data prior to adopting findings that the requested incentives will result in actual cost reductions for the affordable housing in the project.

○ **Please Deny the Requested Incentive and Waivers.**

The State Density Bonus Law allows the Commission to deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence, of any of the following:

- The concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment,
- The concession, incentive, or waiver would have a **specific, adverse impact on a property listed on the California Register of Historic Places**, or
- The concession or incentive would not result in **identifiable and actual cost reductions required to provide for the affordable housing units.**

The project’s requested incentive would allow the inclusion of 18,735 square feet of “professional office” space in the proposed project. The Commission can deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence before it, that the concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment. As discussed above, we believe there is substantial evidence, based on the project sponsor’s own shadow study, that the frequent shadows on the adjacent the SRO hotel at 401 Broadway (New Rex Hotel) that would result from the project’s requested incentive and waivers would have a **specific, adverse impact on public health and safety** of the residents of the hotel, allowing the Commission to deny the requested incentive as well as one or more waivers. The elimination of the office space from the proposed project would reduce the height of the buildings, mitigating the specific, adverse impact on public health caused by project’s shadow impacts as well as the specific, adverse impact on historic resources.

Unfortunately, there is inadequate financial information available to the Commission to make a finding that the incentive or a waiver would not result in identifiable and actual cost reductions required to provide for the five units of affordable housing in the project.

○ **Urgent Need to Develop, Adopt, and Apply Objective and Standardized Procedures for State Density Bonus Projects.**

We are concerned that there has not been a sufficient demonstration of the project's qualification for the incentive/concession or waivers requested by the project sponsor under the State Density Bonus Law and that the Department has not developed, adopted, or applied an objective, quantitative, and standardized procedure for making such demonstrations. As a result, the Commission has insufficient information before it to make the required findings.

And, as members of the public, we are also entitled to adequate and publicly available financial and other justification for the requested density bonus incentives and waivers, with more detailed and meaningful financial and other analyses submitted to the Commission to more fully demonstrate that the requested waivers will not negatively impact public health, safety, or historic property.

3. Please Reject the Categorical Exemption and Require Environmental Review.

We urge the Commission to reject the project's flawed determination that the project is exempt from environmental review and to require an EIR. The Department's conclusion that this project is exempt from the California Environmental Quality Act (CEQA) effectively "scopes out" and bypasses without analysis the significance of the environmental impacts of this project and, where appropriate, their mitigation. Such impacts could include, without limitation:

- Geotechnical - impacts of building excavation and construction on adjoining older, particularly susceptible buildings, especially the SRO residence hotel at 401-407 Broadway, which was constructed in 1907 and that would be vulnerable to excavation and construction impacts on two of its four sides, as well the building at 435-443 Broadway, also constructed in 1906, located immediately to the west of the proposed Broadway building
- Health and safety - impacts of loss of light and air on low-income and senior tenants of nearby SRO residence hotels
- Displacement – impacts of the introduction of new market-rate luxury condominiums on the continuing availability and viability of nearby SRO residence hotels and other low-income housing in the project vicinity
- Historic resources – impacts of the proposed building scale, massing, and design on the California Register-listed Jackson Square Extension Historic District in which the project is located
- Cumulative effects – combined impacts of the proposed project and other currently proposed projects nearby, in particular the effect of the proposed project on shadowing of the John Yehall Chin Elementary School itself and on its two playgrounds combined with shadowing of those same locations from the proposed projects at 955 Sansome and 875 Sansome.

*

*

*

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Hayes". The signature is fluid and cursive, with the first name "Dan" and last name "Hayes" clearly distinguishable.

Co-Chair, Planning & Zoning Committee
Telegraph Hill Dwellers

cc: Kathrin Moore, Vice President kathrin.moore@sfgov.org
Deland Chan, Commissioner deland.chan@sfgov.org
Sue Diamond, Commissioner sue.diamond@sfgov.org
Frank Fung, Commissioner frank.fung@sfgov.org
Theresa Imperial, Commissioner theresa.imperial@sfgov.org
Rachel Tanner, Commissioner Rachael.Tanner@sfgov.org
Jonas Ionin, Secretary jonas.ionin@sfgov.org
Claudine Aspagh, SF Planning claudine.asbagh@sfgov.org
Aaron Peskin, District 3 Supervisor Aaron.Peskin@sfgov.org

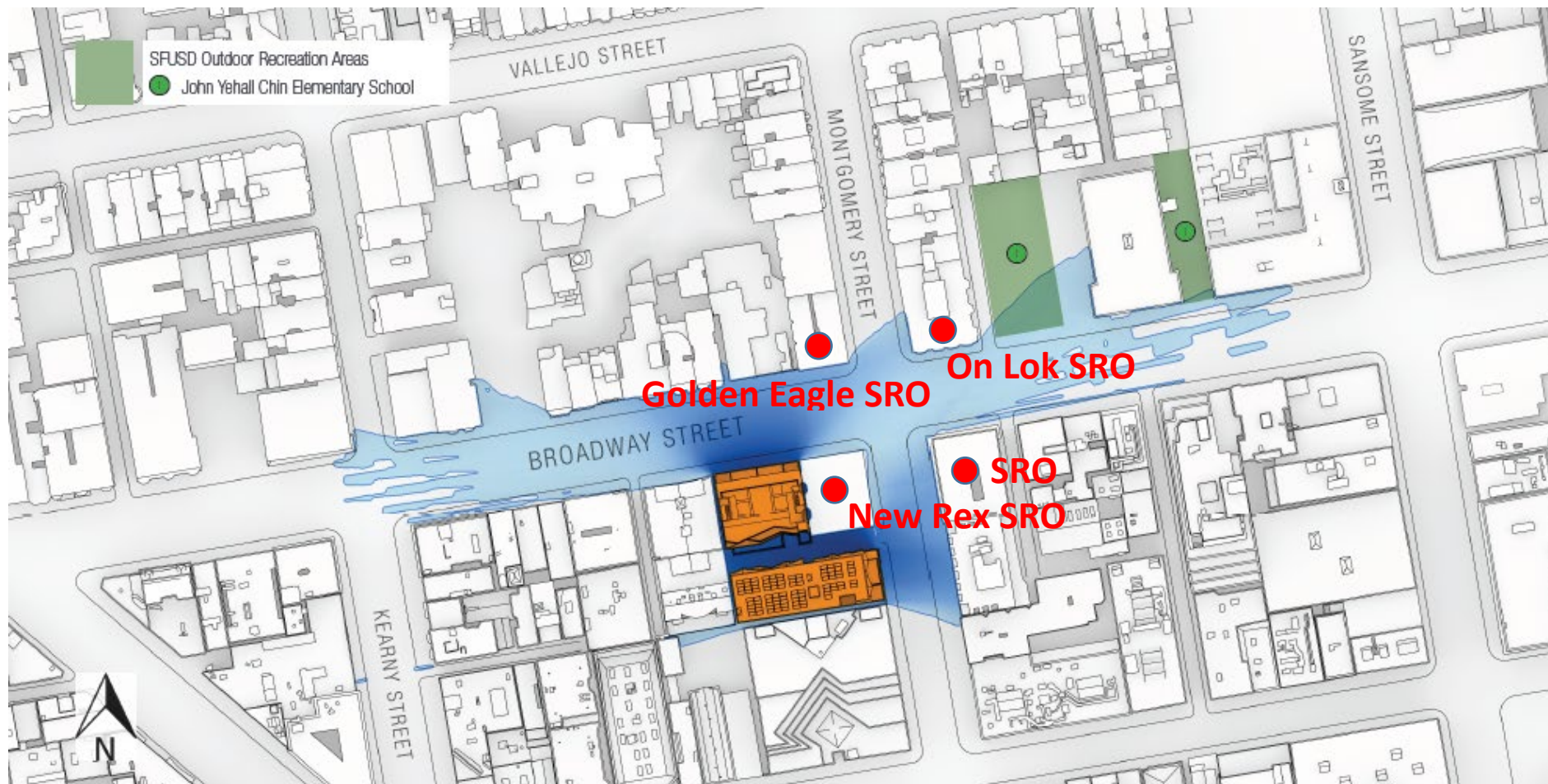


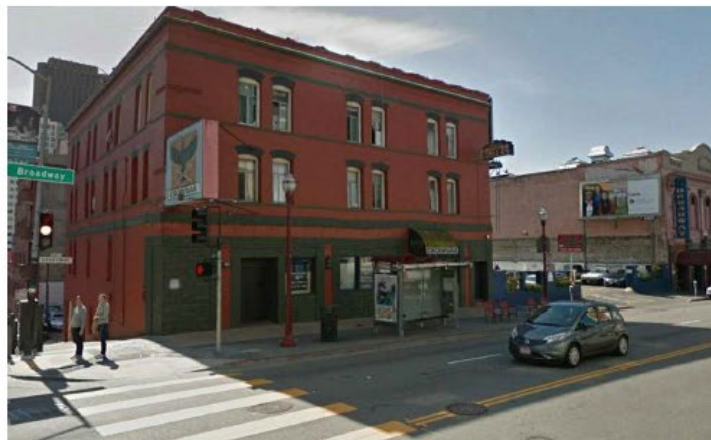
Figure 1. Shadowing caused by proposed project at 425 Broadway, also showing locations of SRO residence hotels – based on project sponsor’s shadow study (darkest blue shading is the most frequent shadowing).



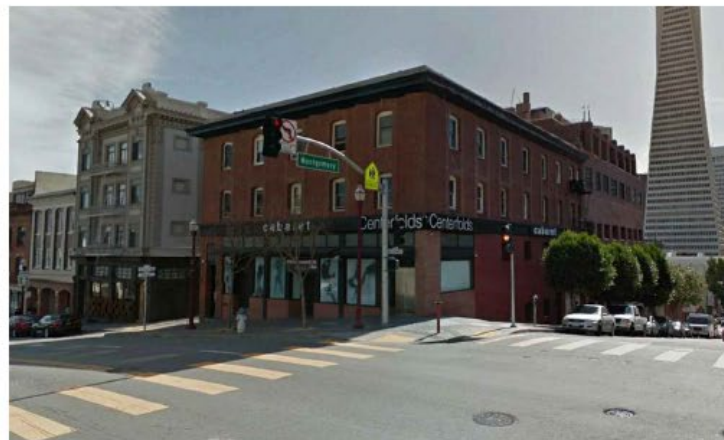
5 BROADWAY - NORTH EAST CORNER



6 BROADWAY - NORTH WEST CORNER



7 BROADWAY - SOUTH WEST CORNER



8 BROADWAY - SOUTH EAST CORNER

Montgomery Place LLC
1630 Oakland Road #A215
San Jose, CA 95131
Richard Chen - Manager
jrchren@gmail.com

OWNER

MONTGOMERY PLACE

425 Broadway Street
San Francisco,
CA 94133.

PROJECT

APN : 0163/002

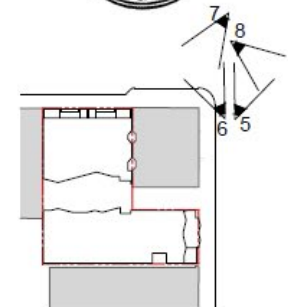
SCALE : NTS.

DRAWING TITLE : PHOTOGRAPHS

SHEET NO. : A-24.0

DATE : ISSUE

09/28/2021 DRAWING SET- FOR CITY SUBMISSION



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architecture
ian birchall and associates
177 post street, suite 920
san francisco, ca 94108
t: 415.512.9660 f: 415.512.9663
www.ibadesign.com
project contact: Ian Birchall

Figure 2. Project sponsor's photos showing SRO residence hotels at the corner of Broadway and Montgomery, at 401-407 Broadway (New Rex, 39 rooms, SW corner), 400 Broadway (Golden Eagle, 118 rooms, NW corner), 1000-1010 Montgomery (On Lok, 41 rooms, NE corner), and 381-389 Broadway (49 rooms, SE corner)

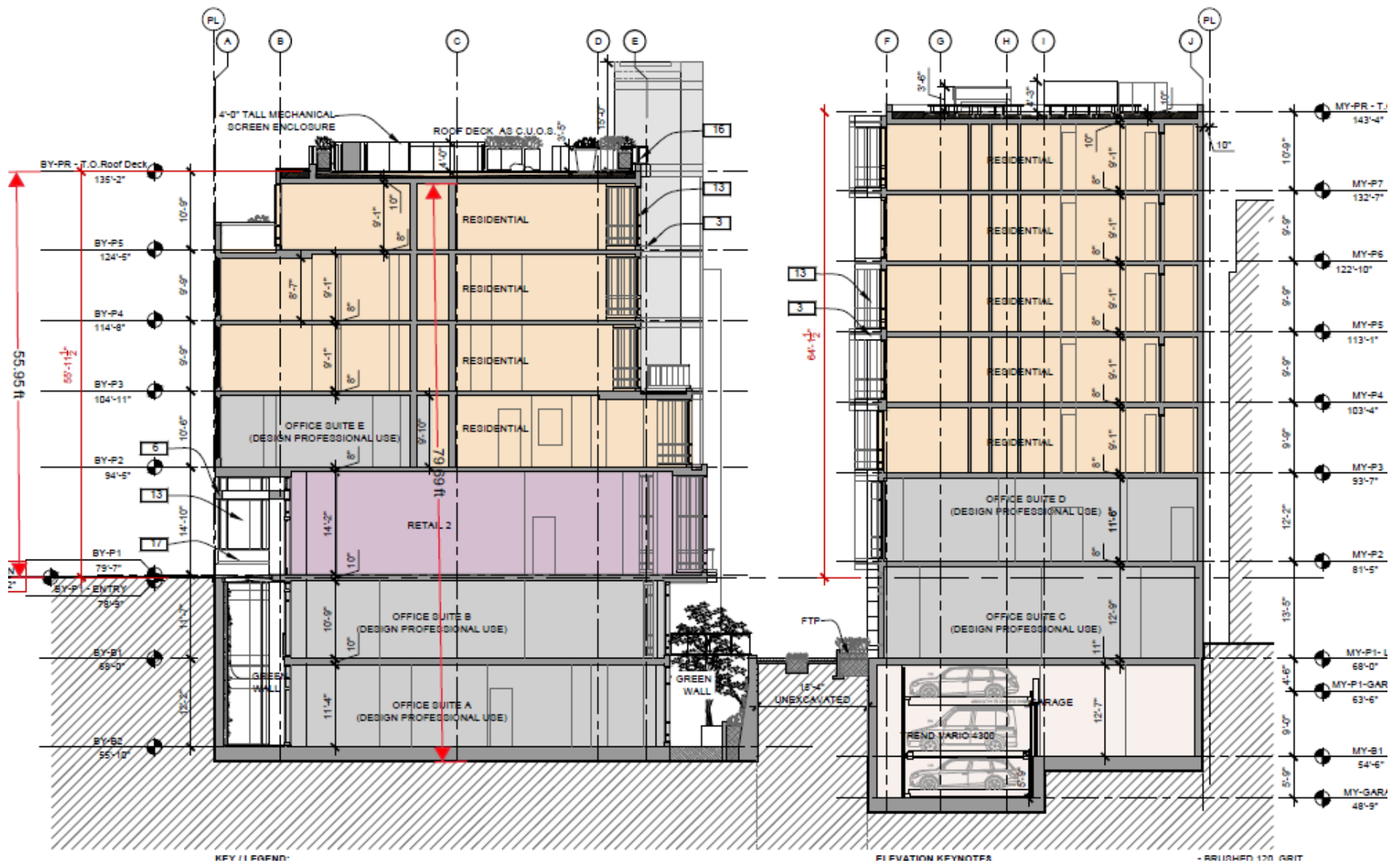


Figure 3. Section showing extent of proposed office space (gray shading), excerpted from project sponsor's plans



Figure 4. Physical height above Montgomery and Broadway for two proposed buildings at 425 Broadway
(Montgomery building = 76 feet, Broadway building = 56 feet)

From: [CPC-Commissions Secretary](#)
Cc: [Pappas, James \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The Master Plan to Transform Stonestown into a Neighborhood
Date: Wednesday, December 01, 2021 7:15:57 AM
Attachments: [The Master Plan to Transform Stonestown into a Neighborhood.png](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, November 30, 2021 8:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: The Master Plan to Transform Stonestown into a Neighborhood

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sent from my iPhone

Begin forwarded message:

From: Aaron Goodman <amgodman@yahoo.com>
Date: November 30, 2021 at 7:39:31 PM PST
To: cac@sfmta.com
Subject: Fwd: The Master Plan to Transform Stonestown into a Neighborhood

Sent from my iPhone

Begin forwarded message:

From: Aaron Goodman <amgodman@yahoo.com>
Date: November 30, 2021 at 7:10:21 PM PST
To: Board.of.Supervisors@sfgov.org
Cc: Sfmta Info <info@sfmta.com>
Subject: The Master Plan to Transform Stonestown into a Neighborhood

Wild sketch but is how people would enter from platform and into stonestown plaza with office buildings on north and south and new ymca complex larger and with underground parking at green space



Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Pappas, James \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The Master Plan to Transform Stonestown into a Neighborhood
Date: Wednesday, December 01, 2021 7:06:11 AM
Attachments: [The Master Plan to Transform Stonestown into a Neighborhood.png](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, November 30, 2021 8:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: The Master Plan to Transform Stonestown into a Neighborhood

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Sent from my iPhone

Begin forwarded message:

From: Aaron Goodman <amgodman@yahoo.com>
Date: November 30, 2021 at 7:39:19 PM PST
To: cac@sfmta.com
Subject: Fwd: The Master Plan to Transform Stonestown into a Neighborhood

Sent from my iPhone

Begin forwarded message:

From: Aaron Goodman <amgodman@yahoo.com>
Date: November 30, 2021 at 7:06:01 PM PST
To: Board.of.Supervisors@sfgov.org
Cc: Sfmta Info <info@sfmta.com>
Subject: The Master Plan to Transform Stonestown into a Neighborhood

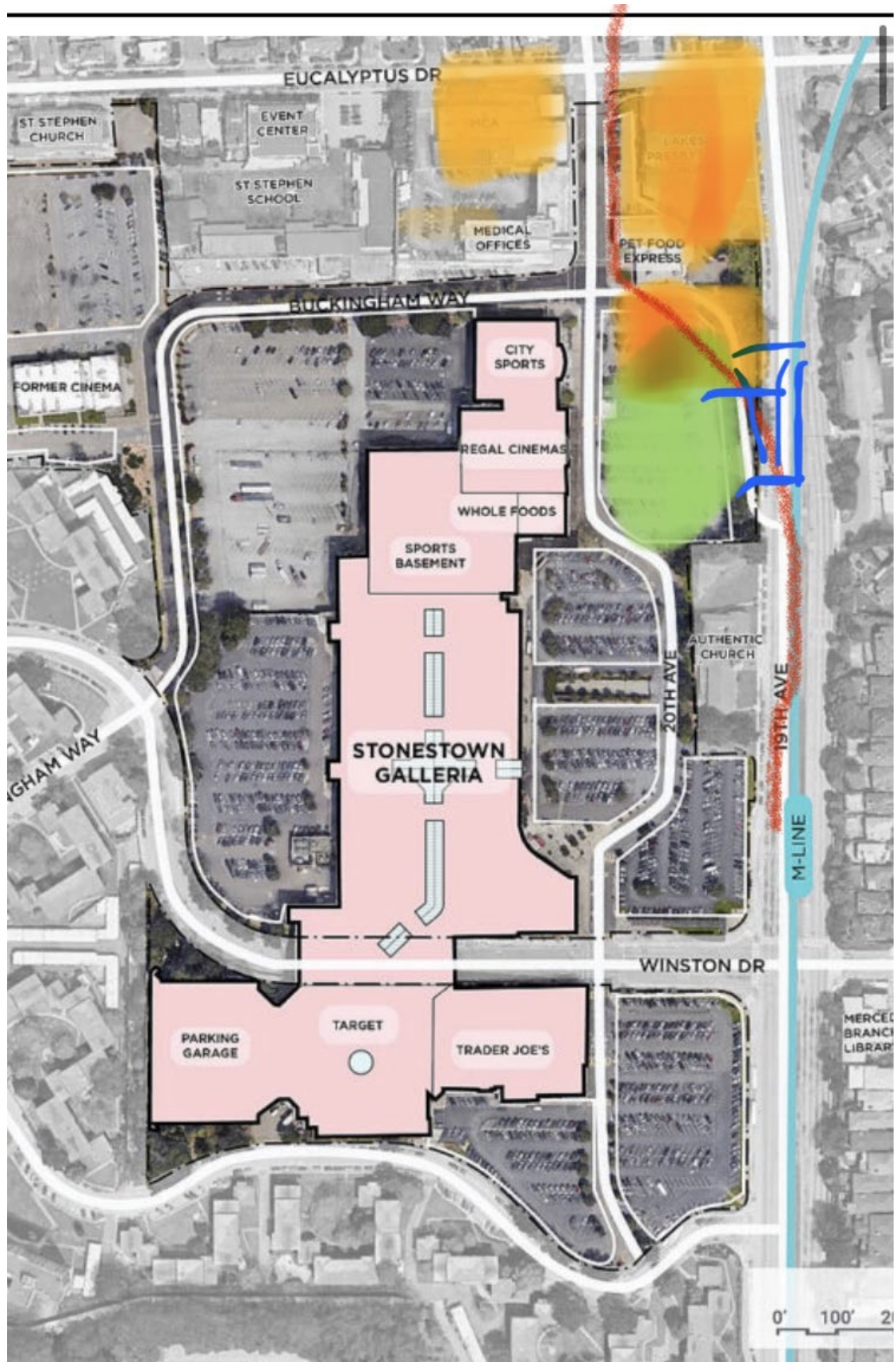
Original concept was to loop L taraval back up sloat use 20th and pumpkin patch and stern grove access as a "T" intersection and route the trains south daylighting it up the ramp by the petco using the YMCA and YMCA annex and petco as new sites for density and a station stop opposite mercy HS with aireal platform and new urban office and housing density framing a green space trees and park and buildings slender ones on both north and south sides with underground parking and escalator access to the aireal platform than ride out the rail above grade to Daly City Bart would cost less and be completed far sooner than tunneling...

Only can sketch quick the solution but it's far more inventive if we scale up the north side entry to stonestown and create a better walkable connection to stern grove and transit access to a station stop at the pumpkin patch call it an intermodal station stop even with a bus relay...

The shown plans on socket site ignore still the transit morass and lacking SFSU and Parkmerced transit solution that was promised...

Gridlock ensues...

Agoodman D11



From: [CPC-Commissions Secretary](#)
Cc: [Pappas, James \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 14 Dec 2nd - commercial districts
Date: Wednesday, December 01, 2021 7:05:40 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, November 30, 2021 8:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Item 14 Dec 2nd - commercial districts

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As I am unable to attend please forward comments to commissioners.

The D11 excelsior is seeing a lot of cranes.

Yet retail is abandoning the area (Walgreens) at ocean and mission and many empty storefronts exist.

The JHSF had a proposal for a cafe but we have yet to see them complete the corner adequately for such a future use.

Now socket site website shows Joe's cable car cafe site with retail and a supported project but no indication of retail tenancy and concerns for more housing but less shops..

d11 is a family area and the need is to look at getting people to and from commercial areas like stonestown to the east side and west side via Geneva harney and balboa park station and reservoir projects.

Critical issues of lacking transit upgrades are causing more traffic and less walkability.

When people have to drive to get to Walgreens since ocean and mission site closed is a real concern.

Please look at the JHSF site and what can be done for improved retail along the excelsior two major corridors at mission and Geneva to silver ave... and san bruno ave

Improved transit MUST be part of the equity solutions..

Ag D11
Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Correspondence Regarding Request for Discretionary Review of 2000 Oakdale Avenue
Date: Tuesday, November 30, 2021 3:30:02 PM
Attachments: [2021.11.30 SF PC re 2000 Oakdale Avenue.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Hannah Hughes <hannah@lozeaudrury.com>
Sent: Tuesday, November 30, 2021 3:24 PM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Michael Lozeau <michael@lozeaudrury.com>
Subject: Correspondence Regarding Request for Discretionary Review of 2000 Oakdale Avenue

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Christensen and Planning Commissioners,

Attached please find additional hearing materials for a request for discretionary review of 2000 Oakdale Avenue – 2021-004141DRP on behalf of Libkra Investment Corp.

If you could please confirm receipt of this e-mail and the attached correspondence it would be appreciated. Thank you.

Best regards,

Hannah Hughes (she/her)
Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612
[\(510\) 836-4200](tel:(510)836-4200)
[\(510\) 836-4205](tel:(510)836-4205) (fax)
Hannah@lozeaudrury.com



T 510.836.4200
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1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
michael@lozeaudrury.com

November 30, 2021

Michael Christensen
Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Michael.Christensen@sfgov.org
commissions.secretary@sfgov.org

Re: Request for Discretionary Review – 2000 Oakdale Avenue – 2021-004141DRP
Additional Hearing Materials Submitted on Behalf of Requestor Libkra Investment Corp.

Dear Mr. Christensen and Planning Commissioners,

The following comments and the attached review by air quality and odor expert Francis Offermann, PE, CIH, are submitted on behalf of Discretionary Review Requestor Libkra Investments Corp. (“Libkra”). In addition to the concerns expressed in Libkra’s application for discretionary review and the accompany declaration provided by Libkra’s president, Mr. Knut Akseth, Mr. Offermann’s review corroborates the likelihood of significant odor impacts from the proposed cannabis facility at 2000 Oakdale Avenue and the need for a clear odor control plan subject to neighbor and Commission review. To date, the applicant has not submitted an odor control plan for the proposed facility. (*See* Police Code, Art. 16, §1609(b)(11).) As a result, Planning staff has no information regarding whether appropriate odor control equipment will be installed and maintained “to prevent any significant noxious or offensive odors from escaping the Premises.” (*Id.*, Art. 16, §1618(v).)

As Mr. Offermann’s review points out, specific measures are necessary to ensure no odors escape the facility that may adversely affect adjacent properties. The necessary measures must be evaluated prior to the issuance of any building permit because their effective and efficient implementation must be incorporated into the facility’s design, including among other details, installation of carbon filters with sufficient filtering capacity on the facility’s air exhaust equipment, measures to maintain negative air pressure in the rooms where odor sources will be present, and the provision of automatic closing doors. Because of the absence of any meaningful information on the facility’s odor control plan, discretionary review of the project is required in order to consider the odor control conditions that will be necessary to apply to the facility to ensure that it does not introduce odors into the adjacent neighborhood.

In addition to the mechanical, maintenance and training features Mr. Offermann identifies, Libkra also believes the following measures must be included to ensure the facility’s odor control equipment and measures are in fact working and to provide neighboring properties a process to trigger prompt responses to odor complaints. These measures include:

- a. Post clearly visible signage on the exterior of the premises facing Oakdale Avenue and Rankin Street providing a phone number and e-mail address where persons who experience perceptible odors at or adjacent to the premises can report any odor complaint to 2000 Oakdale.
- b. 2000 Oakdale shall maintain a log of all odor complaints received for the facility, including the date, time, name (if any) of the complainant, odor location, description of the nature of the odor complaint with as much detail as possible, the name of the 2000 Oakdale staff who did the intake of the complaint, the name of the 2000 Oakdale staff or agent that followed up on the complaint, and a detailed description of the steps taken by 2000 Oakdale to respond to the complaint, including steps to confirm the presence of any odor outside the facility, actions to eliminate the source of the odor, and actions to immediately reduce and eliminate any ongoing odor outside of the facility.
- c. Upon receipt of any complaint of perceptible odor at or near the premises, 2000 Oakdale shall take the following actions:
 - i. 2000 Oakdale shall immediately evaluate whether detectable odors are present immediately outside all exterior entrances and exhaust vents.
 - ii. 2000 Oakdale shall immediately determine whether the source is from the facility or any person in the vicinity of the facility. If the odor source is a person, 2000 Oakdale shall take steps to have that person removed from the premises or adjacent areas. If the odor source is associated with the facility, 2000 Oakdale shall take immediate steps to abate the odor and identify any shortcoming in the facilities odor management system. 2000 Oakdale shall describe in writing each of the steps it took to respond to any odor complaint and make that written response available to the complainant within 48 hours of receipt of the complaint.
- d. 2000 Oakdale shall make all reasonable efforts to prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on neighboring premises and adjacent sidewalks and streets, including the intersection of Oakdale Avenue and Rankin Street, Rankin Street between Oakdale Avenue and Newcomb Avenue, and the premises and sidewalks of 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
- e. 2000 Oakdale shall provide the owner of 1980 Oakdale Avenue a sufficient number of “No Smoking” and “No Consuming Cannabis” signage to post the exterior of the 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
- f. Any and all logs required herein shall, upon demand of the owner or tenants of 1980 Oakdale Avenue or other adjacent properties, be made available for inspection and copying.

The Planning Commission should grant discretionary review in order to allow community members and the Commission to evaluate the terms of the facility’s odor control plan prior to approving any building or other permits for the project and for the Commission to establish the

Michael Christensen

November 30, 2021

Page 3 of 3

necessary mitigation measures to control any new introduction of cannabis odors to the neighborhood surrounding the project. Libkra looks forward to discussing these concerns with the Commission at the upcoming hearing scheduled for December 9, 2021.

Sincerely,



Michael Lozeau

Lozeau Drury LLP

On behalf of Libkra Investment Corp.

Encls.

ATTACHMENT



INDOOR ENVIRONMENTAL ENGINEERING



1448 Pine Street, Suite 103 San Francisco, California 94109

Telephone: (415) 567-7700

E-mail: offer mann@IEE-SF.com

<http://www.iee-sf.com>

Date: November 24, 2019

To: Michael Lozeau

From: Bud Offermann PE CIH

Subject: Cannabis Odor Control; 2000 Oakdale, San Francisco, CA

Pages: 3

I have review the proposed cannabis production and retail facility located at 2000 Oakdale, San Francisco, CA, and my expert opinion is that if adequate odor mitigation measures are not incorporated into the design and operation of the facility, there will be significant odors introduced into the surrounding ambient air.

Cannabis does not need to be smoked to produce odors. Growing, curing, and dried cannabis all produce large amounts of volatile organic compounds with low odor thresholds, including nonanal, decanol, o-cymene, isobutyraldehyde, 1-chloroacetophenone, nerol, propylamine, o-guaiacol, linalyl acetate, methyl, anthranilate, benzaldehyde, and limonene (Rice and Koziel, 2015).

I am an indoor air scientist and engineer with 40 years of experience in measuring indoor air quality and odors, and designing mitigation measures, including those related to cannabis odors.

The following are my recommendations for controlling cannabis odors from being released from the proposed cannabis production and retail facility located at 2000 Oakdale, San Francisco, CA.

For each room with any unpackaged cannabis or cannabis in packaging that is not odor tight (e.g. Cannabis Processing and Receiving Area, Cannabis Product Storage, etc.) the following odor mitigation measures shall be established.

1.) Doors to the room will have automatic door closers that close the door within 3 seconds. Daily door openings shall be kept to a minimum.

2.) Air shall be exhausted from the room to maintain a minimum negative air pressure of 0.02 inches of water with respect to the adjacent spaces at all times that the door is closed and cannabis odors are present in the room. An air pressure sensor shall be mounted in the room capable of displaying the negative air pressure inside and outside of the room. If the exhaust fan is not operated continuously (i.e., 24 hours per day, 7 days per week), then the exhaust fan will be operated at all times there is unpackaged cannabis or cannabis in packaging that is not odor tight and continue for a minimum of 5 air changes following the sealing of all unpackaged cannabis or cannabis in packaging that is not odor tight into odor tight containers, or until such time there is no detectible cannabis odor in the room.

3.) The exhaust air from the room shall pass through an activated charcoal filter before being exhausted outdoors, such that the contact time through the media (i.e., thickness of activated charcoal packed bed divided by the airflow rate) is no less than 0.06 seconds. The selected activated carbon and design contact time shall be such that no perceptible cannabis odor is detectable from the exhaust air at the discharge point into the outdoor air with the maximum cannabis odor is present in the room.

4.) In each room operate during periods that cannabis is unpackaged, or in packaging that is not odor tight, operate an air purifier with an activated carbon filter such that a minimum of six air changes per hour is delivered to the room.

5.) Odor Log. A written daily log of the presence of cannabis odor at each of the facilities entrances and at each of the exhaust air discharge points into the outdoor shall be conducted by a trained staff person during the time which the maximum cannabis odor is present in the room. The written daily log shall contain the date, time, location of odor measurement,

and the name of the staff person conducting the odor assessment. If cannabis odor is detected, then all unpackaged cannabis or cannabis in packaging that is not odor tight will be immediately placed into odor tight containers until such time as the cause of the odor is corrected (e.g., changing the activated charcoal filter, adjusting the airflow rate through the air activated charcoal filter, increasing the negative air pressure in the room etc.). The written daily logs shall be kept on site for a minimum of 5 years.

6.) Maintenance. Prepare a maintenance schedule for the exhaust fans, activated charcoal filters, and automatic door closers. All maintenance activities, shall be documented in logs identifying the maintenance activity, the date of the maintenance activity, and the person carrying out the activity.

7.) Training. Prepare a training schedule for staff. The staff training program shall include, but not be limited to, the following:

- The terms of the facility's Good Neighbor Policy
- How different odor control tools, equipment and products work
- Safety concerns related to odor control
- Mastering effective odor control strategies
- Odor system maintenance
- Maintaining records for the odor management system
- Strategies to actively reduce odor
- Reporting issues to management

A log of all training events shall be maintained including but not limited to the date of the training activity, name of trainer, names of persons attending, and training topic.

References

Rice, S, and Koziel J. 2015. Characterizing the Smell of Marijuana by Odor Impact of Volatile Compounds: An Application of Simultaneous Chemical and Sensory Analysis

Francis (Bud) J. Offermann III PE, CIH

Indoor Environmental Engineering
1448 Pine Street, Suite 103, San Francisco, CA 94109
Phone: 415-567-7700
Email: Offermann@iee-sf.com
<http://www.iee-sf.com>

Education

M.S. Mechanical Engineering (1985)
Stanford University, Stanford, CA.

Graduate Studies in Air Pollution Monitoring and Control (1980)
University of California, Berkeley, CA.

B.S. in Mechanical Engineering (1976)
Rensselaer Polytechnic Institute, Troy, N.Y.

Professional Experience

President: Indoor Environmental Engineering, San Francisco, CA. December, 1981 - present.

Direct team of environmental scientists, chemists, and mechanical engineers in conducting State and Federal research regarding indoor air quality instrumentation development, building air quality field studies, ventilation and air cleaning performance measurements, and chemical emission rate testing.

Provide design side input to architects regarding selection of building materials and ventilation system components to ensure a high quality indoor environment.

Direct Indoor Air Quality Consulting Team for the winning design proposal for the new State of Washington Ecology Department building.

Develop a full-scale ventilation test facility for measuring the performance of air diffusers; ASHRAE 129, Air Change Effectiveness, and ASHRAE 113, Air Diffusion Performance Index.

Develop a chemical emission rate testing laboratory for measuring the chemical emissions from building materials, furnishings, and equipment.

Principle Investigator of the California New Homes Study (2005-2007). Measured ventilation and indoor air quality in 108 new single family detached homes in northern and southern California.

Develop and teach IAQ professional development workshops to building owners, managers, hygienists, and engineers.

Air Pollution Engineer: Earth Metrics Inc., Burlingame, CA, October, 1985 to March, 1987.

Responsible for development of an air pollution laboratory including installation a forced choice olfactometer, tracer gas electron capture chromatograph, and associated calibration facilities. Field team leader for studies of fugitive odor emissions from sewage treatment plants, entrainment of fume hood exhausts into computer chip fabrication rooms, and indoor air quality investigations.

Staff Scientist: Building Ventilation and Indoor Air Quality Program, Energy and Environment Division, Lawrence Berkeley Laboratory, Berkeley, CA. January, 1980 to August, 1984.

Deputy project leader for the Control Techniques group; responsible for laboratory and field studies aimed at evaluating the performance of indoor air pollutant control strategies (i.e. ventilation, filtration, precipitation, absorption, adsorption, and source control).

Coordinated field and laboratory studies of air-to-air heat exchangers including evaluation of thermal performance, ventilation efficiency, cross-stream contaminant transfer, and the effects of freezing/defrosting.

Developed an *in situ* test protocol for evaluating the performance of air cleaning systems and introduced the concept of effective cleaning rate (ECR) also known as the Clean Air Delivery Rate (CADR).

Coordinated laboratory studies of portable and ducted air cleaning systems and their effect on indoor concentrations of respirable particles and radon progeny.

Co-designed an automated instrument system for measuring residential ventilation rates and radon concentrations.

Designed hardware and software for a multi-channel automated data acquisition system used to evaluate the performance of air-to-air heat transfer equipment.

Assistant Chief Engineer: Alta Bates Hospital, Berkeley, CA, October, 1979 to January, 1980.

Responsible for energy management projects involving installation of power factor correction capacitors on large inductive electrical devices and installation of steam meters on physical plant steam lines. Member of Local 39, International Union of Operating Engineers.

Manufacturing Engineer: American Precision Industries, Buffalo, NY, October, 1977 to October, 1979.

Responsible for reorganizing the manufacturing procedures regarding production of shell and tube heat exchangers. Designed customized automatic assembly, welding, and testing equipment. Designed a large paint spray booth. Prepared economic studies justifying new equipment purchases. Safety Director.

Project Engineer: Arcata Graphics, Buffalo, N.Y. June, 1976 to October, 1977.

Responsible for the design and installation of a bulk ink storage and distribution system and high speed automatic counting and marking equipment. Also coordinated material handling studies which led to the purchase and installation of new equipment.

PROFESSIONAL ORGANIZATION MEMBERSHIP

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

- Chairman of SPC-145P, Standards Project Committee - Test Method for Assessing the Performance of Gas Phase Air Cleaning Equipment (1991-1992)
- Member SPC-129P, Standards Project Committee - Test Method for Ventilation Effectiveness (1986-97)
 - Member of Drafting Committee
- Member Environmental Health Committee (1992-1994, 1997-2001, 2007-2010)
 - Chairman of EHC Research Subcommittee
 - Member of Man Made Mineral Fiber Position Paper Subcommittee
 - Member of the IAQ Position Paper Committee
 - Member of the Legionella Position Paper Committee
 - Member of the Limiting Indoor Mold and Dampness in Buildings Position Paper Committee
- Member SSPC-62, Standing Standards Project Committee - Ventilation for Acceptable Indoor Air Quality (1992 to 2000)
 - Chairman of Source Control and Air Cleaning Subcommittee
- Chairman of TC-4.10, Indoor Environmental Modeling (1988-92)
 - Member of Research Subcommittee
- Chairman of TC-2.3, Gaseous Air Contaminants and Control Equipment (1989-92)
 - Member of Research Subcommittee

American Society for Testing and Materials (ASTM)

- D-22 Sampling and Analysis of Atmospheres
 - Member of Indoor Air Quality Subcommittee
- E-06 Performance of Building Constructions

American Board of Industrial Hygiene (ABIH)

American Conference of Governmental Industrial Hygienists (ACGIH)

- Bioaerosols Committee (2007-2013)

American Industrial Hygiene Association (AIHA)

Cal-OSHA Indoor Air Quality Advisory Committee

International Society of Indoor Air Quality and Climate (ISIAQ)

- Co-Chairman of Task Force on HVAC Hygiene

U. S. Green Building Council (USGBC)

- Member of the IEQ Technical Advisory Group (2007-2009)
- Member of the IAQ Performance Testing Work Group (2010-2012)

Western Construction Consultants (WESTCON)

PROFESSIONAL CREDENTIALS

Licensed Professional Engineer - Mechanical Engineering

Certified Industrial Hygienist - American Board of Industrial Hygienists

SCIENTIFIC MEETINGS AND SYMPOSIA

Biological Contamination, Diagnosis, and Mitigation, Indoor Air'90, Toronto, Canada, August, 1990.

Models for Predicting Air Quality, Indoor Air'90, Toronto, Canada, August, 1990.

Microbes in Building Materials and Systems, Indoor Air '93, Helsinki, Finland, July, 1993.

Microorganisms in Indoor Air Assessment and Evaluation of Health Effects and Probable Causes, Walnut Creek, CA, February 27, 1997.

Controlling Microbial Moisture Problems in Buildings, Walnut Creek, CA, February 27, 1997.

Scientific Advisory Committee, Roomvent 98, 6th International Conference on Air Distribution in Rooms, KTH, Stockholm, Sweden, June 14-17, 1998.

Moisture and Mould, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Ventilation Modeling and Simulation, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Microbial Growth in Materials, Healthy Buildings 2000, Espoo, Finland, August, 2000.

Co-Chair, Bioaerosols X- Exposures in Residences, Indoor Air 2002, Monterey, CA, July 2002.

Healthy Indoor Environments, Anaheim, CA, April 2003.

Chair, Environmental Tobacco Smoke in Multi-Family Homes, Indoor Air 2008, Copenhagen, Denmark, July 2008.

Co-Chair, ISIAQ Task Force Workshop; HVAC Hygiene, Indoor Air 2002, Monterey, CA, July 2002.

Chair, ETS in Multi-Family Housing: Exposures, Controls, and Legalities Forum, Healthy Buildings 2009, Syracuse, CA, September 14, 2009.

Chair, Energy Conservation and IAQ in Residences Workshop, Indoor Air 2011, Austin, TX, June 6, 2011.

Chair, Electronic Cigarettes: Chemical Emissions and Exposures Colloquium, Indoor Air 2016, Ghent, Belgium, July 4, 2016.

SPECIAL CONSULTATION

Provide consultation to the American Home Appliance Manufacturers on the development of a standard for testing portable air cleaners, AHAM Standard AC-1.

Served as an expert witness and special consultant for the U.S. Federal Trade Commission regarding the performance claims found in advertisements of portable air cleaners and residential furnace filters.

Conducted a forensic investigation for a San Mateo, CA pro se defendant, regarding an alleged homicide where the victim was kidnapped in a steamer trunk. Determined the air exchange rate in the steamer trunk and how long the person could survive.

Conducted *in situ* measurement of human exposure to toluene fumes released during nailpolish application for a plaintiffs attorney pursuing a California Proposition 65 product labeling case. June, 1993.

Conducted a forensic *in situ* investigation for the Butte County, CA Sheriff's Department of the emissions of a portable heater used in the bedroom of two twin one year old girls who suffered simultaneous crib death.

Consult with OSHA on the 1995 proposed new regulation regarding indoor air quality and environmental tobacco smoke.

Consult with EPA on the proposed Building Alliance program and with OSHA on the proposed new OSHA IAQ regulation.

Johnson Controls Audit/Certification Expert Review; Milwaukee, WI. May 28-29, 1997.

Winner of the nationally published 1999 Request for Proposals by the State of Washington to conduct a comprehensive indoor air quality investigation of the Washington State Department of Ecology building in Lacey, WA.

Selected by the State of California Attorney General's Office in August, 2000 to conduct a comprehensive indoor air quality investigation of the Tulare County Court House.

Lawrence Berkeley Laboratory IAQ Experts Workshop: "Cause and Prevention of Sick Building Problems in Offices: The Experience of Indoor Environmental Quality Investigators", Berkeley, California, May 26-27, 2004.

Provide consultation and chemical emission rate testing to the State of California Attorney General's Office in 2013-2015 regarding the chemical emissions from e-cigarettes.

PEER-REVIEWED PUBLICATIONS :

F.J.Offermann, C.D.Hollowell, and G.D.Roseme, "Low-Infiltration Housing in Rochester, New York: A Study of Air Exchange Rates and Indoor Air Quality," *Environment International*, 8, pp. 435-445, 1982.

W.W.Nazaroff, F.J.Offermann, and A.W.Robb, "Automated System for Measuring Air Exchange Rate and Radon Concentration in Houses," *Health Physics*, 45, pp. 525-537, 1983.

F.J.Offermann, W.J.Fisk, D.T.Grimsrud, B.Pedersen, and K.L.Revzan, "Ventilation Efficiencies of Wall- or Window-Mounted Residential Air-to-Air Heat Exchangers," *ASHRAE Annual Transactions*, 89-2B, pp 507-527, 1983.

W.J.Fisk, K.M.Archer, R.E Chant, D. Hekmat, F.J.Offermann, and B.Pedersen, "Onset of Freezing in Residential Air-to-Air Heat Exchangers," *ASHRAE Annual Transactions*, 91-1B, 1984.

W.J.Fisk, K.M.Archer, R.E Chant, D. Hekmat, F.J.Offermann, and B.Pedersen, "Performance of Residential Air-to-Air Heat Exchangers During Operation with Freezing and Periodic Defrosts," *ASHRAE Annual Transactions*, 91-1B, 1984.

F.J.Offermann, R.G.Sextro, W.J.Fisk, D.T.Grimsrud, W.W.Nazaroff, A.V.Nero, and K.L.Revzan, "Control of Respirable Particles with Portable Air Cleaners," *Atmospheric Environment*, Vol. 19, pp.1761-1771, 1985.

R.G.Sextro, F.J.Offermann, W.W.Nazaroff, A.V.Nero, K.L.Revzan, and J.Yater, "Evaluation of Indoor Control Devices and Their Effects on Radon Progeny Concentrations," *Atmospheric Environment*, *12*, pp. 429-438, 1986.

W.J. Fisk, R.K.Spencer, F.J.Offermann, R.K.Spencer, B.Pedersen, R.Sextro, "Indoor Air Quality Control Techniques," *Noyes Data Corporation*, Park Ridge, New Jersey, (1987).

F.J.Offermann, "Ventilation Effectiveness and ADPI Measurements of a Forced Air Heating System," *ASHRAE Transactions* , Volume 94, Part 1, pp 694-704, 1988.

F.J.Offermann and D. Int-Hout "Ventilation Effectiveness Measurements of Three Supply/Return Air Configurations," *Environment International* , Volume 15, pp 585-592 1989.

F.J. Offermann, S.A. Loiselle, M.C. Quinlan, and M.S. Rogers, "A Study of Diesel Fume Entrainment in an Office Building," *IAQ '89*, The Human Equation: Health and Comfort, pp 179-183, ASHRAE, Atlanta, GA, 1989.

R.G.Sextro and F.J.Offermann, "Reduction of Residential Indoor Particle and Radon Progeny Concentrations with Ducted Air Cleaning Systems," submitted to *Indoor Air*, 1990.

S.A.Loiselle, A.T.Hodgson, and F.J.Offermann, "Development of An Indoor Air Sampler for Polycyclic Aromatic Compounds", *Indoor Air* , Vol 2, pp 191-210, 1991.

F.J.Offermann, S.A.Loiselle, A.T.Hodgson, L.A. Gundel, and J.M. Daisey, "A Pilot Study to Measure Indoor Concentrations and Emission Rates of Polycyclic Aromatic Compounds", *Indoor Air* , Vol 4, pp 497-512, 1991.

F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance Comparisons of Six Different Air Cleaners Installed in a Residential Forced Air Ventilation System," *IAQ'91*, Healthy Buildings, pp 342-350, ASHRAE, Atlanta, GA (1991).

F.J. Offermann, J. Daisey, A. Hodgson, L. Gundell, and S. Loiselle, "Indoor Concentrations and Emission Rates of Polycyclic Aromatic Compounds", *Indoor Air*, Vol 4, pp 497-512 (1992).

F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance of Air Cleaners Installed in a Residential Forced Air System," *ASHRAE Journal*, pp 51-57, July, 1992.

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"Techniques for Airborne Disease Control", EPRI Healthcare Initiative Symposium; San Francisco, CA; June 7, 1994.

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“IAQ Primer”, Local 39, April 16, 1997; Amdahl Corporation, June 9, 1997; State Compensation Insurance Fund’s Safety & Health Services Department, November 21, 1996.

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“Operations and Maintenance for Healthy and Comfortable Indoor Environments”, PASMA; October 7, 1997.

“Designing for Healthy and Comfortable Indoor Environments”, Construction Specification Institute, Santa Rosa, CA, November 6, 1997.

“Ventilation System Design for Good IAQ”, University of Tulsa 10th Annual Conference, San Francisco, CA, February 25, 1998.

“The Building Shell”, Tools For Building Green Conference and Trade Show, Alameda County Waste Management Authority and Recycling Board, Oakland, CA, February 28, 1998.

“Identifying Fungal Contamination Problems In Buildings”, The City of Oakland Municipal Employees, Oakland, CA, March 26, 1998.

“Managing Indoor Air Quality in Schools: Staying Out of Trouble”, CASBO, Sacramento, CA, April 20, 1998.

“Indoor Air Quality”, CSOOC Spring Conference, Visalia, CA, April 30, 1998.

“Particulate and Gas Phase Air Filtration”, ACGIH/OSHA, Ft. Mitchell, KY, June 1998.

“Building Air Quality Facts and Myths”, The City of Oakland / Alameda County Safety Seminar, Oakland, CA, June 12, 1998.

“Building Engineering and Moisture”, Building Contamination Workshop, University of California Berkeley, Continuing Education in Engineering and Environmental Management, San Francisco, CA, October 21-22, 1999.

“Identifying and Mitigating Mold Contamination in Buildings”, Western Construction Consultants Association, Oakland, CA, March 15, 2000; AIG Construction Defect Seminar, Walnut Creek, CA, May 2, 2001; City of Oakland Public Works Agency, Oakland, CA, July 24, 2001; Executive Council of Homeowners, Alamo, CA, August 3, 2001.

“Using the EPA BASE Study for IAQ Investigation / Communication”, Joint Professional Symposium 2000, American Industrial Hygiene Association, Orange County & Southern California Sections, Long Beach, October 19, 2000.

“Ventilation,” Indoor Air Quality: Risk Reduction in the 21st Century Symposium, sponsored by the California Environmental Protection Agency/Air Resources Board, Sacramento, CA, May 3-4, 2000.

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“Closing Session Summary: ‘Building Investigations’ and ‘Building Design & Construction’”, Healthy Buildings 2000, Espoo, Finland, August 2000.

“Managing Building Air Quality and Energy Efficiency, Meeting the Standard of Care”, BOMA, MidAtlantic Environmental Hygiene Resource Center, Seattle, WA, May 23rd, 2000; San Antonio, TX, September 26-27, 2000.

“Diagnostics & Mitigation in Sick Buildings: When Good Buildings Go Bad,” University of California Berkeley, September 18, 2001.

“Mold Contamination: Recognition and What To Do and Not Do”, Redwood Empire Remodelers Association; Santa Rosa, CA, April 16, 2002.

“Investigative Tools of the IAQ Trade”, Healthy Indoor Environments 2002; Austin, TX; April 22, 2002.

“Finding Hidden Mold: Case Studies in IAQ Investigations”, AIHA Northern California Professionals Symposium; Oakland, CA, May 8, 2002.

“Assessing and Mitigating Fungal Contamination in Buildings”, Cal/OSHA Training; Oakland, CA, February 14, 2003 and West Covina, CA, February 20-21, 2003.

“Use of External Containments During Fungal Mitigation”, Invited Speaker, ACGIH Mold Remediation Symposium, Orlando, FL, November 3-5, 2003.

Building Operator Certification (BOC), 106-IAQ Training Workshops, Northwest Energy Efficiency Council; Stockton, CA, December 3, 2003; San Francisco, CA, December 9, 2003; Irvine, CA, January 13, 2004; San Diego, January 14, 2004; Irwindale, CA, January 27, 2004; Downey, CA, January 28, 2004; Santa Monica, CA, March 16, 2004; Ontario, CA, March 17, 2004; Ontario, CA, November 9, 2004, San Diego, CA, November 10, 2004; San Francisco, CA, November 17, 2004; San Jose, CA, November 18, 2004; Sacramento, CA, March 15, 2005.

“Mold Remediation: The National QUEST for Uniformity Symposium”, Invited Speaker, Orlando, Florida, November 3-5, 2003.

“Mold and Moisture Control”, Indoor Air Quality workshop for The Collaborative for High Performance Schools (CHPS), San Francisco, December 11, 2003.

“Advanced Perspectives In Mold Prevention & Control Symposium”, Invited Speaker, Las Vegas, Nevada, November 7-9, 2004.

“Building Sciences: Understanding and Controlling Moisture in Buildings”, American Industrial Hygiene Association, San Francisco, CA, February 14-16, 2005.

“Indoor Air Quality Diagnostics and Healthy Building Design”, University of California Berkeley, Berkeley, CA, March 2, 2005.

“Improving IAQ = Reduced Tenant Complaints”, Northern California Facilities Exposition, Santa Clara, CA, September 27, 2007.

“Defining Safe Building Air”, Criteria for Safe Air and Water in Buildings, ASHRAE Winter Meeting, Chicago, IL, January 27, 2008.

“Update on USGBC LEED and Air Filtration”, Invited Speaker, NAFA 2008 Convention, San Francisco, CA, September 19, 2008.

“Ventilation and Indoor air Quality in New California Homes”, National Center of Healthy Housing, October 20, 2008.

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“Mechanical Outdoor air Ventilation Systems and IAQ in New Homes”, ACI Home Performance Conference, Kansas City, MO, April 29, 2009.

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“Respiration: IEQ and Ventilation”, AIHce 2010, How IH Can LEED in Green buildings, Denver, CO, May 23, 2010.

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“What Pollutants are Really There ?”, ACI Home Performance Conference, San Francisco, CA, March 30, 2011.

“Energy Conservation and Health in Residences Workshop”, Indoor Air 2011, Austin, TX, June 6, 2011.

“Assessing IAQ and Improving Health in Residences”, US EPA Weatherization Plus Health, September 7, 2011.

“Ventilation: What a Long Strange Trip It’s Been”, Westcon, May 21, 2014.

“Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposures”, Indoor Air 2014, Hong Kong, July, 2014.

“Infectious Disease Aerosol Exposures With and Without Surge Control Ventilation System Modifications”, Indoor Air 2014, Hong Kong, July, 2014.

“Chemical Emissions from E-Cigarettes”, IMF Health and Welfare Fair, Washington, DC, February 18, 2015.

“Chemical Emissions and Health Hazards Associated with E-Cigarettes”, Roswell Park Cancer Institute, Buffalo, NY, August 15, 2014.

“Formaldehyde Indoor Concentrations, Material Emission Rates, and the CARB ATCM”, Harris Martin’s Lumber Liquidators Flooring Litigation Conference, WQ Minneapolis Hotel, May 27, 2015.

“Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposure”, FDA Public Workshop: Electronic Cigarettes and the Public Health, Hyattsville, MD June 2, 2015.

“Creating Healthy Homes, Schools, and Workplaces”, Chautauqua Institution, Athenaeum Hotel, August 24, 2015.

“Diagnosing IAQ Problems and Designing Healthy Buildings”, University of California Berkeley, Berkeley, CA, October 6, 2015.

“Diagnosing Ventilation and IAQ Problems in Commercial Buildings”, BEST Center Annual Institute, Lawrence Berkeley National Laboratory, January 6, 2016.

“A Review of Studies of Ventilation and Indoor Air Quality in New Homes and Impacts of Environmental Factors on Formaldehyde Emission Rates From Composite Wood Products”, AIHce2016, May, 21-26, 2016.

“Admissibility of Scientific Testimony”, Science in the Court, Proposition 65 Clearinghouse Annual Conference, Oakland, CA, September 15, 2016.

“Indoor Air Quality and Ventilation”, ASHRAE Redwood Empire, Napa, CA, December 1, 2016.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PLAN TO REFORM CITY'S SMALL SITES HOUSING ACQUISITION PROGRAM
Date: Tuesday, November 30, 2021 2:02:48 PM
Attachments: [11.30.2021 Small Sites.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, November 30, 2021 at 1:38 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PLAN TO REFORM CITY'S SMALL SITES HOUSING ACQUISITION PROGRAM

FOR IMMEDIATE RELEASE:

Tuesday, November 30, 2021

Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****

MAYOR LONDON BREED ANNOUNCES PLAN TO REFORM CITY'S SMALL SITES HOUSING ACQUISITION PROGRAM

Improvements made in partnership with non-profits that help administer the program will ensure long-term success of important housing preservation and anti-displacement program

San Francisco, CA — Mayor London N. Breed and Supervisors Myrna Melgar and Ahsha Safaí today announced the next steps to strengthen and reform San Francisco's Small Sites Program, which preserves rent-controlled buildings and prevents tenant displacement. First launched in 2014, the City has helped acquire 47 buildings (368 units of affordable housing) through the Small Sites Program.

The Small Sites Program is run by the Mayor's Office of Housing and Community Development (MOHCD), which works to acquire and preserve at-risk rental housing with three to 25 units. The program was created to establish long-term affordable housing in smaller properties throughout San Francisco that are particularly vulnerable to market pressure that results in property sales, increased evictions, and rising tenant rents. In the face of the increasing pressure, the Small Sites Program helps San Franciscans avoid displacement or eviction by providing loans to non-profit organizations to successfully remove these sites from the market and restrict them as permanently affordable housing.

While the program has been an important tool, challenges have impacted implementation and acquisition. Mayor Breed sat down with non-profit partners who work with the City on

administering the program, and agreed to a plan to reform over the coming months to ensure the long-term viability of the Small Sites Program. Those commitments include:

- Undergoing a study on how to make the program more efficient and the model more applicable. This study will be conducted by the Housing Accelerator Fund (HAF), which partners with the City on housing preservation and acquisition efforts. HAF's recommendations are due in January.
- Considering reform recommendations from the City's housing partners.
- Implementing programmatic reforms by the end of March 2022.
- Supporting capacity in the City's non-profit partners to make small sites deals and ensure that the buildings are financially sustainable.
- Modernizing and reforming programming rules to ensure broader applicability geographically, including in neighborhoods currently left out of the program because of income limitations.
- Ensuring that vacant units are immediately filled.

"Our Small Sites program is an important part of our overall strategy to make housing affordable to all San Franciscans," said Mayor Breed. "Preserving rent-controlled housing helps keep people in their homes, protects against displacement and evictions, and creates more stability in our neighborhoods as we make crucial decisions to build more housing in all neighborhoods. We are committed to working with our non-profit partners to reform and strengthen this program so we can make impactful investments in our upcoming budget and support the long-term viability of the Small Sites program."

The City currently has \$10 million in funding in the current Fiscal Year for the Small Sites Program, and MOHCD will allocate up to \$10 million of additional funds, which will allow the City to be flexible if good acquisitions arise before the end of June 2022. Once the reforms are implemented, the City will make program-specific investments in the upcoming budget process, which kicks off in two weeks when the Mayor issues Budget Instructions.

"San Francisco's vitality is dependent on keeping our current residents stably housed. The Small Sites Acquisition Program has so much untapped potential to save our diminishing rent-controlled housing stock and to keep our communities intact. We need to be bold and shift the way we have been doing things to meet this moment. Our City's economic recovery is dependent on investing in the residents and businesses that are struggling to stay here," stated Supervisor Myrna Melgar.

"The Small Sites program preserves existing affordable units for working families here in San Francisco through acquisition," said Supervisor Ahsha Safaí. "Together with Mayor Breed and Supervisor Melgar's leadership – we have renewed our support for this vital program and San Francisco's middle income families. We are committed to working with our local non-profit partners and I'm proud to help lead this process to increase affordable housing options for San Francisco's working families."

"We thank the Mayor for renewing her commitment to the City's housing acquisition and affordable preservation program," said Malcolm Yeung, Executive Director, Chinatown Community Development Center. "While this has been a critical tool in preventing displacement of our most vulnerable residents, it has not always worked as planned. Not only do we have to expand accessibility to a broader range of San Franciscans, especially our

lowest income, we have to make the program sustainable for the organizations that are doing the work of acquiring, rehabbing, and operating the housing.”

“MEDA is firmly committed to the proven, targeted approach of the City’s Small Sites Program to fight displacement. Since 2014, our nonprofit has made 33 critical acquisitions, keeping in their longtime homes hundreds of families and dozens of commercial businesses,” said MEDA CEO Luis Granados. “Our Community Real Estate team has been maintaining and growing the program throughout the pandemic, building our own capacity and that of our nonprofit peers so that we are all best positioned to continue to purchase Small Sites apartment buildings. In partnership with the City, we look forward to acquiring additional critical buildings as we further strengthen the program to ensure all properties are financially stable and that every unit becomes home to those most in need of affordable housing.”

“We deeply appreciate Mayor Breed’s leadership on this issue and commitment of the Mayor’s Office of Housing and Community Development to work on program refinements,” said Beth Stokes, Executive Director, Episcopal Community Services.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO CELEBRATES ONE-YEAR ANNIVERSARY OF STREET CRISIS RESPONSE TEAM
Date: Tuesday, November 30, 2021 8:10:44 AM
Attachments: [11.30.2021 SCRT Anniversary.pdf](#)

Jonas P Ionin
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[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, November 30, 2021 at 8:09 AM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO CELEBRATES ONE-YEAR ANNIVERSARY OF STREET CRISIS RESPONSE TEAM

FOR IMMEDIATE RELEASE:
Tuesday, November 30, 2021
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****

**SAN FRANCISCO CELEBRATES ONE-YEAR ANNIVERSARY
OF STREET CRISIS RESPONSE TEAM**

Street Crisis Response Team has responded to over 5,000 calls related to people suffering from mental health and substance use issues on City streets

San Francisco, CA — Mayor London N. Breed, the San Francisco Department of Public Health (SFPDH), and the San Francisco Fire Department (SFFD) today marked the one-year anniversary of the launch of the Street Crisis Response Team (SCRT). SCRT has grown from a single team supporting the Tenderloin neighborhood to six teams providing San Francisco with 24/7 citywide coverage in one year. SCRT responds rapidly to people who are having a crisis on City streets with a behavioral health approach that deescalates situations and addresses a person's immediate needs for care, treatment, and shelter.

Data from the year show that SCRT has taken more than 5,000 calls and engaged with nearly 3,000 people in crisis. In early 2022, a seventh team with six additional staff will launch.

"The Street Crisis Response Team has proven that we can respond to calls of people in crisis with compassion and clinical skills without having to rely on emergency rooms, ambulances, and law enforcement," said Mayor Breed. "Getting to the point when we can respond to everyone in need without continuing the cycle that keeps them in and out of our emergency rooms or our jails is going to take time. This anniversary is an important step forward and proves to cities and counties across the country seeking to replicate our model that it works."

Demonstrating the program's success as an alternative to law enforcement, SCRT diverted more than one-third of all 911 calls (38%) for "mentally disturbed persons" from law enforcement cumulatively during its first year of operation. With six teams launched, SCRT is now diverting over half (58%) of calls monthly for "mentally disturbed persons" from law enforcement. Once fully operational, SCRT seeks to divert 100% of calls.

"San Francisco is responding urgently with new approaches to transform how we deliver care to those hardest to reach and most in need," said Dr. Grant Colfax, Director of Health. "Rather than wait for people to come to us, we are finding new, innovative ways of removing barriers to care by taking services directly to people in need. The Street Crisis Response Team shows that this approach works, and will build on our learnings from this first year of operation to further increase access to services and connect even more people in crisis to the resources they need."

"The San Francisco Fire Department and our Community Paramedicine Division are incredibly proud of what SCRT has accomplished in its first year of operation," said Chief Jeanine Nicholson of the San Francisco Fire Department. "Community Paramedicine is an emerging field in health care where paramedics operate in expanded roles to connect underserved populations to care. SCRT, like other community paramedicine programs of the San Francisco Fire Department, increase our ability to promote health and social equity among those with unmet medical, mental health, and social needs."

Each SCRT team is staffed with a community paramedic from SFFD, a behavioral health clinician from HealthRIGHT360, and a peer specialist with lived experience from RAMS, Inc. (Richmond Area Multi-Services) who together have the range of specialty skills to engage on scene with a person in crisis. As of April 2021, SCRT is supported by a dedicated follow-up team that provides coordinated care linkages, often within 24-hours of the initial encounter. Since April, nearly a third (31%) of all people who interact with SCRT are successfully re-engaged with follow-up care such as being connected to a provider or treatment program.

SCRT is an important component of the City's Mental Health SF initiative for improving the mental healthcare for people experiencing homelessness. Most people who SCRT serves (76%) are currently experiencing homelessness, a condition that puts them at significantly higher risk for negative health outcomes and creates challenges in accessing services and long-term mental health and medical care. SCRT's street-based response offers a different approach from the traditional facility-based care by delivering support directly to communities.

If you see someone in a crisis, please call 911 and describe what you are seeing to the trained operators with the San Francisco Department of Emergency Services (DEM).

More information about SCRT can be found at: sf.gov/street-crisis-response-team

###

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 228 Vicksburg / 2020-008133CUA
Date: Tuesday, November 30, 2021 7:24:10 AM
Attachments: [Weiss .png](#)
[230 door.png](#)

Commission Affairs
San Francisco Planning
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San Francisco Property Information Map

-----Original Message-----

From: Alfie Kulzick <alfiek@sbcglobal.net>
Sent: Monday, November 29, 2021 4:35 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 228 Vicksburg / 2020-008133CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Alfie Kulzick. I live at 3862A 24th street. 1st floor.

- 1) I am very concerned this 4 story building will completely eliminate all my light and sky views.
- 2) I am very concerned with how close this building will be to my backyard. The architect's blueprint is showing no retaining wall, no fence between their building and my backyard?
- 3) I am very concerned about the parking and traffic issues during construction.
- 4) I am very concerned about the dangers of large construction equipment being on a narrow street and on an elevated lot.
- 5) I am a long time resident, taxpaying voter who thinks this project should never have been permitted to begin with. There are two units on the property, 228 and 230, which both the developer and the architect should have been aware of.

Sincerely,
Alfie Kulzick

A photograph of a white front door with a small transom window above it. The door is set within a light-colored frame. Above the door, the number '230' is visible. The roof above the door is dark and appears to be made of asphalt shingles. The walls on either side of the door are light-colored. A timestamp '02/01/2020 09:46' is in the bottom right corner.

230

02/01/2020 09:46



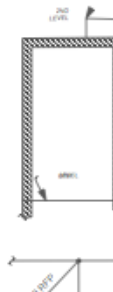


SHADOW AT DECEMBER 21st, 1:00pm
(MAXIMUM SHADOW IMPACT)

SHADOW STUDY SEE A1.3

APN 3652-016

N/F
KUNG/LEE
94-F604633-00
MAY 17, 1994





02/26/2020 12:03



REAR



Front



REAR



Front

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Petitions Signers Supporting 425 Broadway
Date: Tuesday, November 30, 2021 7:22:44 AM
Attachments: [425 Broadway Petition Signers 11.29.2021.xlsx](#)

Commission Affairs

San Francisco Planning
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[San Francisco Property Information Map](#)

From: Corey Smith <corey@sfhac.org>
Sent: Monday, November 29, 2021 3:37 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Alexander, Christy (CPC) <christy.alexander@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Steve Saray (saraysteve@aol.com) <saraysteve@aol.com>; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>; Steven Vettel <SVettel@fbm.com>; Todd David <todd@sfhac.org>; Laura Clark <laura@yimbyaction.org>
Subject: Re: Petitions Signers Supporting 425 Broadway

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon Commissioners,

Ahead of this Thursday's hearing, please see the attached list of updated petition signers.

Best,
Corey

On Tue, Nov 2, 2021 at 10:04 AM Corey Smith <corey@sfhac.org> wrote:

Good morning Commissioners,

I've attached an updated petition signer list ahead of Thursday's hearing. Please let me know if you have any questions.

Best,
Corey

On Mon, Oct 11, 2021 at 12:41 PM Corey Smith <corey@sfhac.org> wrote:

Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and YIMBY Action, please see the attached document with petition signers in support of the [425 Broadway proposal](#).

Here is a link to the Housing Action Coalition's [report card of the project](#). Please note that there have been updates to the project since our July review. These updates are not reflected in the report card but we view the changes as positive (ie more affordable housing).

Please let me know if you have any questions.

Respectfully,
Corey Smith
Deputy Director, HAC

--

Corey Smith 陈锐 | Pronouns: He/Him
Deputy Director | Housing Action Coalition
95 Brady Street, San Francisco, CA 94103
Office: (415) 541-9001 | Cell: (925) 360-5290



Email: corey@sfhac.org | Web: sfhac.org

To opt out of all HAC emails, respond to this email with "unsubscribe all".

--

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Email: corey@sfhac.org | Web: sfhac.org

To opt out of all HAC emails, respond to this email with "unsubscribe all".

First Name	Last Name	Email	Zip Code	Personalized Message	Time Stamp
Townsend	Walker	townsend@townsendwalker.com	94109	A perfect place for new housing in a community with shops, stores and transit.	2021-09-16 17:41:52 EST
Tom	Lockard	marlock@pacbell.net	94133	As a long term resident of North Beach I strongly support the proposed	2021-09-16 15:23:49 EST
Weston	Cooper	weston.cooperuo@gmail.com	94133	Excited for more neighbors, as well as more customers for neighborhood	2021-09-21 17:33:51 EST
Wima	Bolio	wilmabolio1@gmail.com	94102	Good	2021-11-18 20:13:43 EST
Ignacio	Barandiaran	ignacio.barandiaran@gmail.com	94611	I fully support this project, we need more housing now!	2021-09-16 14:47:52 EST
Kate	McGee	kate.urbus@gmail.com	94133	I live 8 blocks away and am in support of the project. I live a block away and 100% support this project. North Beach is one of the best	2021-09-22 13:57:45 EST
Alex	Noor	alex.noor7@gmail.com	94133	neighborhoods in the city and I want more people to be able to enjoy and	2021-09-16 19:20:23 EST
Nicholas	Marinakis	hoyanakis@gmail.com	94133	I live in North Beach and strongly support more housing here	2021-09-21 17:33:05 EST
Sandy	Rodgers	sandyarodgers@gmail.com	92223	If you follow through you will encourage more cites. More housing means more diverse, more equitable, more vibrant cities, and	2021-11-16 15:23:27 EST
Charles	Whitfield	whitfield.cw@gmail.com	94114	protects the planet from harmful urban sprawl More housing near transit would be great. More people who can support local	2021-10-29 15:21:02 EST
Michael	Chen	mychen10@yahoo.com	94109	businesses would be great. More homes for people struggling to make it is great.	2021-09-16 14:25:34 EST
Hal	Gordon	halgordon@berkeley.edu	94110	More housing please!	2021-11-02 21:42:11 EST
Steven	Aiello	pstevenaiello@gmail.com	94952	Nice re-use project. Keep it up! -S Nob Hill resident, who wants to see more housing, especially smaller units to	2021-09-21 17:38:54 EST
Davey	Kim	daveymkim@hotmail.com	94109	add our housing supply! More neighbors mean more support for our iconic local	2021-09-21 12:17:03 EST
JOHN	BERGE	jlbsfca@yahoo.com	94112	businesses! We need more ridership on our transit lines as well! Perhaps the reviews needed for this project were not fully complete. But	2021-09-21 12:17:03 EST
brett	Gladstone	b_gladstone@comcast.net	94112	complete rejection? No thought about the desperate need for low income	2021-11-03 20:46:08 EST
Robert	Bregoff	rb@3-page.com	94117-2409	housing in this town? This only adds to nationwide discussion/shaming that	2021-09-21 18:37:34 EST
Millicent	Tolleson	millietolleson@gmail.com	94117-2409	Please approve this well designed project. We do not need parking as much as	2021-11-05 15:15:49 EST
Mona	Lovgreen	mlovgreen@dialogdesign.ca	94109	Support housing! Support this better use of the land to create housing!	2021-09-16 14:59:31 EST
Megan	Nguyen	megan@ebho.org	94111	Supporting more housing and this development. The community needs housing! Please ensure that home are affordable and	2021-09-21 17:34:02 EST
Jacinta	McCann	jacintamccann1@gmail.com	94103	are critical and everyone deserves a safe home to return to!	2021-11-09 12:42:41 EST
Victoria	Wallis	vwallis93@gmail.com	94109	This is an excellent infill development proposal and adds much needed housing. This project is wonderful and will brighten the community! North Beach is	2021-09-22 01:20:16 EST
Alan	Billingsley	alanbillingsley215@gmail.com	94108	impossibly difficult to build new housing and I really hope this succeeds. We need more housing of all types, and this well designed project is	2021-09-21 14:34:39 EST
lisa	church	lmc.public@gmail.com	94114	especially welcome. The location in a particularly dense and walkable	2021-11-09 12:22:33 EST
JosV© Pablo	Gonzalez-Brenes	josepablog@gmail.com	94108	location is particularly appropriate. And nearby businesses need the support	2021-09-16 14:30:30 EST
Michael	Pacheco	mpacheco8@icloud.com	94109	We need this and 1324 Powell Street!	2021-09-16 14:24:38 EST
Evan	Sipe	eesipe@gmail.com	94105	Why. only 41 homes? Shouldn't we build with higher density?	2021-09-16 15:39:17 EST
Darren	Mckeeman	darren.mckeeman@gmail.com	94105	Yes - More market rate housing! Yes! I support new affordable homes in North Beach that encourage alternatives	2021-09-16 15:39:17 EST
Jack	Gardner	kgardner@jsco.net	94133	to driving, and maximize this transit-rich location.	2021-09-16 14:23:21 EST
Corey	Smith	corey@sfhac.org	94133	Yes! More housing!	2021-11-02 21:36:09 EST
Vamsi	Uppala	uvvamsikrishna@gmail.com	94109	You may also add "The John Stewart Company" as a corporate supporter.	2021-09-23 16:14:17 EST
Mark	English	mark@markenglisharchitects.com	94108		2021-09-10 19:26:09 EST
					2021-09-16 14:21:34 EST
					2021-09-16 14:28:03 EST

Matt	Babcock	mbabcock05@gmail.com	94109	2021-09-16 14:30:02 EST
Charlene	Chambliss	chamblisscs@gmail.com	94612	2021-09-16 14:33:08 EST
Harold	Metzger	harry19023@gmail.com	94109	2021-09-16 14:35:55 EST
Dylan	Hunn	dylhunn@gmail.com	94110	2021-09-16 14:40:07 EST
Melanie	Stein	melanie.anne.stein@gmail.com	94133	2021-09-16 14:53:18 EST
Joseph	Swaub	jfswain@gmail.com	94104	2021-09-16 15:14:58 EST
Michiko	Scott	soulhealing868@yahoo.co.jp	94706	2021-09-16 15:20:22 EST
TK	Polevoy	tk.polevoy@gmail.com	94108	2021-09-16 15:37:48 EST
Lindsay	Haddix	lindsayleighhaddix@gmail.com	94108	2021-09-16 15:48:21 EST
Karen	Wong	cloudsrest789@gmail.com	94108	2021-09-16 15:57:35 EST
David	Casey	dcasey@bararch.com	94111	2021-09-16 15:59:47 EST
Cindy	Downing	cindycdowning@gmail.com	94619	2021-09-16 16:12:46 EST
Jeska	Dzwigalski	jeska.dzwigalski@gmail.com	94133	2021-09-16 16:38:16 EST
Teddy	Kramer	theodore.kramer@gmail.com	94133	2021-09-16 16:56:12 EST
John	Holtzclaw	john.holtzclaw@sierraclub.org	94133	2021-09-16 18:20:38 EST
Steve	Marzo	smarzo@alumni.nd.edu	94112	2021-09-16 18:33:07 EST
Louis	Magarshack	louis.magarshack@gmail.com	94116	2021-09-16 18:46:08 EST
Gabe	Zitrin	gzitrin@gmail.com	94109	2021-09-16 20:04:31 EST
Corey	Smith	cwsmith17@gmail.com	94117	2021-09-16 20:18:13 EST
Scot	Conner	scot.conner@berkeley.edu	94123	2021-09-16 20:25:26 EST
Dan	Federman	dfed@me.com	94117	2021-09-17 00:17:16 EST
Ali	Moss	ali.moss13@gmail.com	94117	2021-09-17 06:40:19 EST
Kevin	Samples	kevin.samples@gmail.com	94108	2021-09-17 12:40:21 EST
Jessica	Perla	jessica@jperla.com	94107-3739	2021-09-17 14:54:43 EST
Luvia	Silva	luvია4152012@gmail.com	94110	2021-09-17 23:21:00 EST
Kelsey	Frost	kelseyafrost@gmail.com	94109	2021-09-17 23:57:39 EST
Robert	Fruchtman	rfructose@gmail.com	94117	2021-09-18 16:00:09 EST
Kevin	Utschig	ku1313@icloud.com	94110	2021-09-18 16:39:02 EST
Julia	Vetromile	julia.vetromile@gmail.com	941081041	2021-09-18 19:33:45 EST
Angelina	Perez	angelinarenee.perez@gmail.com	94109	2021-09-18 19:41:37 EST
Jennifer	Gee	geewhiz97@gmail.com	94111	2021-09-18 22:17:05 EST
luisa	james	luisa.thephone@gmail.com	94109	2021-09-19 03:01:19 EST
Molly	Bierman	mollybierman@gmail.com	94123	2021-09-19 11:32:13 EST
Chris	Heriot	cheriot@gmail.com	94110	2021-09-19 19:26:26 EST
Marie	Torres	twoheartedsociopath@gmail.com	94109	2021-09-20 14:38:40 EST
Joey	Babbitt	jrbabbitt@gmail.com	94133	2021-09-20 14:46:26 EST
Ira	Kaplan	iradkaplan@gmail.com	94133	2021-09-20 14:53:30 EST
Antonio	Quilici	aquilici97@gmail.com	94109	2021-09-20 20:05:28 EST
Suzanne	Gregg	sg@investsf.com	94131	2021-09-21 14:12:38 EST
Ziwei	Hao	ziwei.hao@gmail.com	94109	2021-09-21 17:30:30 EST
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Timothy	Buck	timothybuck13@gmail.com	94133	2021-09-24 10:50:46 EST
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From: [Asbagh, Claudine \(CPC\)](#)
To: [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: For CPC 12/2, Item #13 - Updated Motion for 425 Broadway
Date: Monday, November 29, 2021 2:26:25 PM
Attachments: [2017-015678CUA 425 Broadway CUA Draft Motion V.2.pdf](#)

Dear Commissioners,

My apologies for this inconvenience.

There were a few errors in the draft motion for the project at 425 Broadway. The project is providing six on site BMR's and in my search of the document, I didn't catch all the changes. Along the way I found other items that were erroneously left in the motion.

All edits are shown in track changes in the attached document. This will also be uploaded to the website for the public's information.

Thank you and please let me know if you have any questions.

Claudine Asbagh, Principal Planner
Northeast Quadrant/Current Planning
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[San Francisco Property Information Map](#)



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: December 2, 2021

Record No.: 2017-015678CUA
Project Address: 425 BROADWAY
Zoning: Broadway NCD (Neighborhood Commercial) Zoning District
65-A-1 Height and Bulk District
Special District for Sign Illumination
Block/Lot: 0163/002
Project Sponsor: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Property Owner: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Staff Contact: Claudine Asbagh – (628) 652-7329
Claudine.asbagh@sfgov.org

ADOPTING FINDINGS: 1) TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND OTHER APPLICABLE SECTIONS TO DEVELOP A LOT THAT EXCEEDS 4,999 SF (121.1), ALLOW NON-RESIDENTIAL USE SIZE GREATER THAN 2,999 SF (121.2), AND TO CONSTRUCT TWO BUILDINGS GREATER THAN 40 FEET IN HEIGHT (253.1) WITHIN THE BROADWAY NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND 65-A-1 HEIGHT AND BULK DISTRICT; 2) FOR AN INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROJECT PURSUANT TO PLANNING CODE 206.6; AND 3) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE PROJECT WOULD DEMOLISH AN EXISTING SURFACE PARKING LOT AND CONSTRUCT TWO NEW MIXED-USE BUILDINGS REACHING HEIGHTS OF 5-STORIES (56 FEET) TALL ON BROADWAY AND 7-STORIES (64 FEET) TALL ON MONTGOMERY STREET WITH 42 DWELLING UNITS (52,365 GSF), 4,940 GSF OF RETAIL USE, AND 17,995 GSF OF DESIGN PROFESSIONAL OFFICE USE. THE PROJECT WOULD PROVIDE 17 OFF-STREET VEHICLE PARKING SPACES AND 47 CLASS 1 AND SEVEN CLASS 2 BICYCLE PARKING SPACES. THE PROJECT WOULD UTILIZE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915- 65918) AND RECEIVE ONE INCENTIVE FROM MAXIMUM USE SIZE (SECTIONS 121.1, 714) AND WAIVERS FROM THE PLANNING CODE REQUIREMENTS FOR: REAR YARD (SECTION 134), BULK (SECTION 270), AND DWELLING UNIT EXPOSURE (SECTION 140).

PREAMBLE

On December 8, 2017 Montgomery Place LLC(hereinafter "Project Sponsor"), submitted an application with the Planning Department ("Department") for a Preliminary Project Assessment ("PPA") related to the proposed project ("Project") located at 425 Broadway, Block 0163 Lot 002 (hereinafter "Project Site"). The PPA Letter, assigned to Case No. 2017-015678PPA, was issued on March 5, 2018.

On or after December 22, 2017, the Project Sponsor filed an Environmental Evaluation Application with the Department. The application packet was deemed accepted on or after December 22, 2017 and assigned Case Number 2017-015678ENV.

On or after January 31, 2019, the Project Sponsor submitted the following applications with the Department: Conditional Use Authorization and Transportation Demand Management. The application packets were deemed accepted on or after January 31, 2019 and assigned Case Numbers: 2017-015678CUA and 2017-015678TDM, respectively.

The Project involves the construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 52,365 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design professional office use. The proposed project ("Project") includes a total of 42 dwelling units, with a mix of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with ~~six~~five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces and 47 Class 1 and seven Class 2 bicycle parking spaces (hereinafter "Project"). Project Sponsor seeks to utilize the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"), as amended under Assembly Bill No. 2345 (AB-2345). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project.

On September 22, 2021 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On December 2, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-015678CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-015678CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use Authorization as requested in Application No. 2017-015678CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes demolition of an existing parking structure and construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 52,365 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design professional office use. The proposed project ("Project") includes a total of 42 dwelling units, with a mix of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with ~~six~~ five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces and 47 Class 1 and seven Class 2 bicycle parking spaces. The Project seeks to utilize the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"), as amended under Assembly Bill No. 2345 (AB-2345).
3. **Site Description and Present Use.** The Project Site ("Site") is an approximately 13,641 square feet L-shaped lot located at 425 Broadway between Montgomery and Kearny Streets, which has approximately 79-ft of frontage along Broadway and 47.5-ft of frontage along Montgomery Street. The existing Site contains a commercial parking structure accommodating 144 parking spaces
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Broadway NCD Zoning Districts and the Jackson Square Historic District Extension. The immediate context is mixed in character with residential, commercial, and institutional uses. The immediate neighborhood includes two-to-five-story residential, office, and commercial development. Other zoning districts in the vicinity of the project site include: C-2 (Commercial), P (Public), RH-3 (Residential medium density), and RM-2 (Residential Mixed-Use) Zoning Districts.
5. **Public Outreach and Comments.** The Department has received correspondence from 5 groups regarding the proposed project. Four letters from North Beach Neighbors, Broadway Studios, Housing Action Coalition and YIMBY Action have expressed both support and one letter from Telegraph Hill Dwellers has expressed opposition to the project. The opposition expressed concerns over the project's height, bulk, and compatibility with the neighborhood, while support expressed the need for more housing units and the Project's compatibility with the neighborhood and adjacent place of entertainment. The Sponsor has attended over 20 meetings within the community, since March 2018.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Uses (Section 714).** The Planning Code lists the use controls for residential and non-residential uses within the Broadway Zoning District.

The Project involves construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 52,365 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design

professional office use. As residential, retail sales and service uses, and design professional office uses are all principally permitted uses within the Broadway NCD Zoning District, the Project complies with Section 714.

- B. Height (Sections 250, 253.1).** The Project Site is located within a 65-A-1 Height and Bulk District. In 65-A districts, height is principally permitted up to 40 feet and requires Conditional Use authorization from 40 feet to 65 feet.

The Project site currently measures approximately 56 feet in height for the Broadway building and 65 feet in height for the Montgomery building (excluding exemptions from height per Planning Code Section 260) and therefore does not comply with the principally permitted Code requirements. The Project Sponsor has submitted a Conditional Use Authorization to exceed the base height of 40 feet up to 65 feet. See required Conditional Use Authorization findings under Section 11.

- C. Bulk (Section 270).** The Planning Code establishes bulk controls by district. For buildings located within the "A" Bulk District, the following bulk controls apply above 40 feet, a maximum length of 110'0" and a maximum diagonal dimension of 125'0".

The Project was designed to maximize the residential density and therefore occupies most of the large L-shaped parcel. The building's plan length of 136'5" and diagonal length of 143'1" exceeding the maximum permitted length dimension of 110'0" by 26'5" and maximum diagonal dimension of 125'0" by 18'1" of the height at which bulk controls apply and therefore, the Project Sponsor is requesting a waiver from this requirement in order to accommodate the bonus units. If the project was designed to comply with these bulk requirements, it would preclude the density bonus project and the requested Incentive. The project is seeking a waiver from the bulk requirements. See required State Density Bonus findings under Section 7.

- D. Rear Yard (Section 134).** The Planning Code requires that the Project provide a rear yard equal to 25 percent of the lot depth at the first level containing a dwelling unit, and at every subsequent level and in no case less than 15 feet. Exceptions to the rear yard requirements may be granted if the building location and configuration assure adequate light and air to the residential units and the open space provided.

The Site is an L-shaped lot, therefore the required rear yard for the subject lot is 3,415 sf. The buildings' massing are positioned closest to Broadway and Montgomery Street frontages, with no setbacks proposed on either street. The rear yard provisions of the Code would place the rear yard in the area burdened by a below-grade sewer easement and as an extension of the Verdi Place Alley into the site separating the two building massing. The yard at this location would be 1,922 square feet, equal to 14.1% of the lot area instead of the 25% of the lot depth that is required. The project proposes an open space of 1,655 sf as an extension of Verdi alley and an additional 2,720 square feet of common open space on the roof of the Broadway building, for a total of 4,295 sf, in excess of 25% of the lot area. The location of the rear yard as an extension of Verdi alley will not adversely affect the interior block open space on this commercial block. If the Project were code-compliant in this regard it would result in substantially fewer units in the building. The Project therefore requires Code relief from Section 134(a)(1) and the Project Sponsor is requesting a waiver from this requirement to accommodate the bonus project. See required State Density Bonus findings under Section 7.

- E. **Dwelling Unit Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Site is an L-shaped lot with Broadway, Montgomery Street and Verdi Alley all meeting the minimum requirements established by Code to qualify as open areas. As such, all dwelling units that face onto either street or the alley meet exposure requirements. Along the interior lot lines, the property includes a courtyard as an extension of Verdi Alley. The setback along the courtyard does not meet the minimum requirements established by the Code to qualify as open areas. Therefore, 10 dwelling units do not meet exposure requirements. Overall, the Project's massing is arranged on the Site to maximize access to light and air for all 42 dwelling units. In total, 31 of the 42 dwelling units or 74% meet the exposure requirements of the Code. The Project Sponsor is requesting a waiver from this requirement in order to accommodate the density bonus project. See required State Density Bonus findings under Section 7.

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires development projects to include streetscape and pedestrian improvements on all publicly accessible rights-of-ways directly front the property.

The Project provides the required street trees and therefore complies with Code Section 138.1

- G. **Lot Size. (Section 121.1).** The Planning Code principally permits lot sizes in the Broadway NCD zoning district up to 4,999 square feet. Conditional Use authorization is required for lots sized 5,000 square feet and above.

The Site is approximately 13,641 sf. The Project therefore requires Conditional Use authorization for Section 121.1. See additional required Conditional Use findings under Section 10.

- H. **Usable Open Space (Sections 135, 136).** The Planning Code requires that a minimum of 60 square feet if private usable open space, or 80 square feet if common usable open space, be provided for dwelling units in Broadway NCD zoning districts. The area counting as open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project provides private balconies for eight of the 42 dwelling units that meet the strict dimensional and locational requirements for private useable open space. For the balance of the remaining units, 2,720 square feet of common usable open space would be required. The Project includes 480 sf of private open spaces and 2,720 sf of common open space as a roof deck on the Broadway building. Both residential buildings will have access to the common open space.

- I. **Off-Street Parking Requirements. (Section 151.1).** The Planning Code does not require any off-street parking spaces be provided, but instead provides maximum parking amount of parking permitted as accessory based on land use type. For residential uses, one off street parking space is principally permitted for every two dwelling units. For non-residential uses in the Broadway NCD zoning district it is limited to one space for each 500 square feet of Occupied Floor Area.

The Project includes 17 off-street accessory parking spaces for the 42 dwelling units, which equates to a parking ratio of approximately .42 spaces/dwelling unit. The independently-accessible parking spaces

would be located with one level of a below-grade garage. The Project does not include any accessory parking for the retail sales and service and design professional office uses. As the parking ratio for residential uses (.42 spaces/dwelling unit) is less than the maximum permitted by Code (0.5 spaces/dwelling unit), the Project therefore complies with Section 151.1.

- J. **Bicycle Parking (Sections 155.1, 155.2).** The Planning Code requires bicycle parking for residential, office and retail uses in the following amounts: 1 Class I space for every dwelling unit, 1 Class I per 5,000 sf of office space and 2 Class II for first 5,000 sf then an additional 1 per 50,000 sf of office space, 1 Class I per 7,500 sf of restaurant/retail space and 1 Class II per 750 sf of restaurant/retail space.

The Project proposes 42 dwelling units and design professional office space and retail sales and services. This requires 54 bicycle parking spaces broken down into 47 Class I bicycle parking spaces, and 7 Class II bicycle parking spaces. The Project proposes 47 Class I and 7 Class II bicycle parking spaces

- K. **Dwelling Unit Density. (Section 207).** The Planning Code allows 1 unit per 400 square foot lot area in the Broadway NCD zoning district, or the density permitted in the nearest R District, whichever is greater.

The lot measures 13,641 square feet and thus permits 34 units. With the 21.5% density bonus utilizing the State Density Bonus law the Project gains eight more units for a total of 42 dwelling units.

- L. **Floor Area Ratio. (Sections 123, 124).** Planning Code Section 124 establishes a non-residential Maximum Floor Area Ratio (FAR) of 2.5 to 1 for properties within the Broadway NCD Zoning District.

The Project Site has a lot area of approximately 13,641 sf. Therefore, up to 34,102.5 sf of Gross Floor Area ("GFA") is allowed under the basic FAR limit. The Project Site's GFA minus the residential GFA is 23,675 sf and therefore complies.

- M. **Use Size. (Section 121.2).** The Planning Code principally permits uses up to 2,999 square feet in size. Conditional Use authorization is required for uses with 3,000 square feet and above.

The Project proposes two of eight non-residential use sizes larger than 2,999 gfa. The retail uses are sized at 900 sf, 1,138 sf and 2,489 sf. The design professional office uses are sized at 3,363 sf, 3,348 sf, 2,120 sf, 1,978 sf, and 1,829 sf in size. Two of the design spaces exceed the use size limit. The Project therefore requires a Conditional Use Authorization per Section 121.2 and 714. The project is entitled to, and has requested, an Incentive/Concession for the use size under State Density Bonus Law. See required State Density Bonus findings under Section 7.

- N. **Street Frontage in Neighborhood Commercial Districts (Section 145.1).** Requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the

building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 79-feet of frontage on Broadway and 47.5 feet of frontage on Montgomery Street, all frontages devoted to retail sales and services uses and building lobbies, except for a single width garage entrance and a small utility room on Montgomery Street. Not less than 75 percent is open to perpendicular view with clear and unobstructed windows and thus complies.

- O. Transportation Demand Management (TDM) Plan (Section 169).** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points for the Residential Use.

As currently proposed, the Project will achieve its required points through the following TDM measures:

- i. Improve Walking Conditions (Option A)
- ii. Bicycle Repair Station
- iii. Real Time Transportation Information Display
- iv. Tailored Transportation Marketing Services (Option A)
- v. Unbundled Parking (Location C)
- vi. Parking Supply (Option C)

- P. Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units and non-residential uses in excess of 800 gross square feet.

The Project includes 42 dwelling units and 23,675 gross square feet of non-residential uses, and is therefore subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- Q. Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes a Gross Floor Area of approximately 52,365square feet of new residential use associated with the new construction of 42 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- R. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on

December 22, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the proposed dwelling units as affordable.

Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. The applicable fee rate is 33%.

In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units. Projects that include on-site units to qualify for a density bonus under the State Law may also be able to satisfy all or part of the Affordable Housing Fee requirement, by receiving a "credit" for the on-site units provided. This "credit" is calculated in accordance with Planning Code Section 415.5(g)(1)(D), referred to as the Combination Alternative. The Combination Alternative allows projects to satisfy the Inclusionary Housing requirement through a combination of payment of the fee and provision of on-site units.

The Project Sponsor has demonstrated that it is eligible for the Combination Alternative under Planning Code Section 415.5 and 415.6 and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing a combination of affordable housing on-site and partial payment of the Affordable Housing Fee. The Project Sponsor submitted such Affidavit on August 27, 2020 and a revised Affidavit on October 8, 2021, and again on November 12, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on December 22, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the total proposed dwelling units as affordable. 20% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Six units (2 one-bedroom, 3 two-bedroom, and 1 three-bedroom units) of the total units provided will be affordable units. The remaining inclusionary affordable housing obligation for the 42-unit project will be satisfied through payment of the Affordable Housing Fee.

7. **Individually Requested State Density Bonus Program Findings.** Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project consists of five or more dwelling units on a site located in the Broadway Neighborhood Commercial District that is currently developed as a parking structure that is not subject to San

Francisco Rent Stabilization and Arbitration Ordinance and is, therefore, eligible for the Individually Requested Density Bonus Program.

The Project provides 11% of the 34 dwelling units in the base project (4 units) as affordable to low-income households, defined as those earning up to 80% of area median income and is therefore entitled to a 21.5% density bonus under California Government Code Sections 65915-95918, as revised under AB 2345.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project includes eight non-residential tenant spaces, two that exceed the 2,999 square-foot non-residential use size limits of the Broadway Neighborhood Commercial District. The project has requested an Incentive/Concession from this provision of the Planning Code and has demonstrated that the Incentive/Concession offsets the cost of constructing the housing project.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project requests the following waivers from the Planning Code Development Standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140; and 3) Bulk (Planning Code Section 270).

The Project provides a maximum density of 34 dwelling units, plus the 21.5% density bonus of eight additional units afforded under the Individually State Density Bonus, for a total of 42 dwelling units. The density is obtained by reducing the rear yard, increasing the building bulk above 40 feet, and reducing the unit exposure requirement for some units. Requiring the proposed building to comply with rear yard, bulk, or dwelling unit exposure would preclude the construction of the density bonus project with Incentives/Concessions; thus, these requirements are eligible for Waiver under the density bonus request.

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Project does not include a donation of land, and this is not the basis for the Density Bonus.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The Project does not include a Child Care Facility, and this is not the basis for the Density Bonus.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k) have been met.

The project is mixed-use and includes design professional office and retail in addition to housing. The approval of the retail and design professional office spaces will reduce the cost of the housing development and are compatible with the housing project and the existing development in the area of the proposed project.

- 8. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Jackson Square/North Beach neighborhood contains a mix of residential, commercial and institutional uses, and this Project will be compatible with those uses. The Project will provide housing, retail space and design professional office space, replacing the existing parking lot and garage with a mixed-use project that better compliments the neighborhood. The residential portion of the project will provide much need housing, using a diverse mix of one-two-, and three-bedroom units to make the project accessible to families and individuals. The Project, which is contemplated to be a for-sale condominium development, will comply with the City's inclusionary housing program through a mixture of payment of the Affordable Housing Fee and provided five affordable units on-site.

Architectural elements like masonry, cornices, and upper floor setbacks provide buildings that are consistent and compatible with the prevailing development pattern and neighborhood character.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project's massing is consistent with the character and scale of the neighborhood and will not impede any development of surrounding properties. The interior courtyard and variable heights throughout the project break up the massing and provide for a pedestrian experience. The Project utilizes the entire lot and provides residential, retail, and design professional space to the surrounding community.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Site is accessible by public transit with multiple transit alternatives withing close walking distance. Broadway and Montgomery Streets, both major thoroughfares, provide ready access to those driving. Off-street parking is available along surrounding neighborhood streets or within the proposed underground parking garage. This garage has 17 vehicle parking spaces available to residential condominium unit owners. The vehicular entrance is located on

Montgomery Street and no off-street loading spaces are proposed.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a primarily residential, office, and small-scale retail buildings, there will be limited generation of dust and odors, and all activities are contained inside the buildings, which prevents noise pollution from emanating.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project proposes common and private open space in the form of private decks and/or terraces with common open space on the roof of the Broadway building. The common open spaces will include landscaping and screening. The Department shall review all lighting and signs proposed for the new business in accordance with Exhibit A. Parking is all located underground, with the parking garage entrance screened and located on Montgomery Street.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code except for the above-described density bonus Incentive and Waivers and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purposes of Broadway NCD Districts in that the residential uses, with additional floor area for affordable units, the design professional office suites, the ground floor retail uses are principally permitted and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

9. Development of Large Lots in NC District Findings (Section 121.1). In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The existing development in the area surrounding the Project is varied in scale and intensity. Mixed-use buildings are common, with building heights on the Broadway block ranging from two to four stories in height, and on the Montgomery block ranging from three to six stories.

The subject lot is larger than most in the immediate area, but the proposed building is designed to break the mass into a series of smaller elements. The proposed building has been situated on the site so that the majority of its mass falls at the northwest corner, away from both the Broadway and

Montgomery Street frontages. The use of varied window proportions and shapes, outdoor terraces facing Broadway and Montgomery Street, and multiple exterior materials further assists in minimizing the appearance of bulk. The Project will complement and be harmonious with the surrounding neighborhood character. At the streetscape, the façade incorporates features that anchor the building and define a pedestrian scale.

- B. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

Existing buildings in the area exhibit an eclectic architectural character, with no prevailing style establishing a dominant visual pattern for the immediate neighborhood. Two-story retail commercial buildings are interspersed with multi-story, mixed-use structures, and solid brick facades are adjacent to wood structures with bay windows.

Both the Broadway and Montgomery Street façades express a high ratio of solid to windows and glazing, similar to older commercial and mixed-use buildings in the area. The building incorporates forms and detailing that are familiar to the older buildings in the area while harmonizing with newer contemporary materials. Additionally, the ground floor retail can be divided into multiple tenant spaces that will help reinforce the neighborhood commercial scale of the building.

- C. Where 5,000 or more gross square feet of Non-Residential space is proposed, that the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

The Project includes eight suites of non-residential space ranging from 900 sf to 3,348 sf in size to accommodate a diversity of neighborhood businesses.

10. Non-Residential Use Size in NC District Findings (Section 121.2). In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project proposes approximately 14,932 gross floor area (GFA) of design professional office space and 4,527 GFA of retail sales and service uses comprised of eight suites located on the basement level and Floors 1 and 2. Two of the eight suites are larger than 2,999 square feet and the project has requested an Incentive/Concession to exceed the use size limit under State Density Bonus Law. The two suites that exceed use size are 3,363 sf and 3,348 sf. These design professional office suites will not foreclose the location of other needed neighborhood serving uses in the area because the office suites are located in the interior of the project and do not occupy any street-facing ground floor spaces; and the project includes three other retail storefronts smaller than 2,999 square feet along Broadway and Montgomery Street to accommodate other smaller neighborhood-serving uses.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

Design professional firms have traditionally located in Jackson Square and North Beach and are principally permitted in the Broadway NC district on the second story and below in new buildings. Thus, additional space for these businesses will serve a significant part of the neighborhood. Few design professional firms are small enough to be accommodated in suites smaller than 3,000 square feet. For that reason, larger suites are required to serve this use.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The proposed buildings have been situated on the site so that the majority of their mass falls at the northwest corner, away from both the Broadway and Montgomery Street facings. The use of varied window proportions and shapes, outdoor terraces facing Broadway and Montgomery Street, and multiple exterior materials further assists in minimizing the appearance of bulk, and the proposed heights are within one-to-three stories of the surrounding buildings. The project will complement and be harmonious with the surrounding neighborhood character.

11. Structures over 40 feet in height within the Broadway NCD Findings (Section 253.1): In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.

The proposed buildings have been situated on the site so that the majority of their mass falls at the northwest corner, away from both the Broadway and Montgomery Street facings. The use of varied window proportions and shapes, outdoor terraces facing Broadway and Montgomery Street, and multiple exterior materials further assists in minimizing the appearance of bulk, and the proposed heights are within one-to-three stories of the surrounding buildings

- B. The height and bulk of the new or expanding development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

The development has been designed as two separate buildings to allow additional light and air and to minimize the appearance of bulk. It does not impeded sun access to nearby parks, plazas or major pedestrian corridors.

- C. The architectural and cultural character and features of existing buildings shall be preserved and enhanced. The Historic Preservation Commission or its staff shall review any proposed alteration of historic resources and must determine that such alterations comply with the Secretary of Interior's Standards for the Treatment of Historic Properties before the City approves any permits to alter such buildings. For purposes of this section, "historic resources" shall include Article 10 Landmarks and buildings located within Article 10 Historic Districts, buildings and districts identified in surveys adopted by the City, buildings listed or potentially eligible for individual listing on the National or California Registers, and buildings located within listed or potentially eligible National Register or California Register historic districts. The Planning Department shall

also consult materials available through the California Historical Resources Information System (CHRIS) and Inventory to determine eligibility.

The parking lot/structure is located roughly at the center of the Jackson Square Historic District Extension ("JSE"). Listed in the California Register of Historical Resources, the JSE is a distinct district but also effectively extends the original Jackson Square Historic District's northern boundary up to the centerline of Broadway between Sansome and Kearny Streets. As noted in the nomination form for the JSE, the predominant building type is a commercial block of two to three stories with vernacular classical revivalist cornices and deep-set windows in a regular pattern. Though brick is the most ubiquitous cladding material in the district by a good margin, stucco is the second most common facing material. The project picks up on this pattern as it occupies the single largest lot in the JSE, and would construct two structures that, while taller than the typical three stories, are unobtrusive and well connected to their context. Relating directly to its surroundings and not intruding on the lower-scaled portions of the district, clad in the two most common materials in the district, and subtly incorporating typical features like string courses and punched openings. The Montgomery building is sufficiently compatible with the character of the JSE while being differentiated primarily through its broken-up massing and treatment of the secondary, Verdi Alley elevation. The Broadway building achieves general compatibility in a similar fashion. The project on the whole is differentiated from but largely compatible with the JSE. This, paired with the fact that the project would not demolish a contributory property and would alter just one of 32 lots within the district, the project would not cause the JSE to lose its eligibility for the National Register.

- 12. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.7

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The Project includes 42 dwelling units, adding a significant amount of housing to a site that is currently underutilized, well-served by existing transit, and is within walking distance of substantial goods and services. Future residents can walk, bike, or access BART and MUNI from the Site. The Project includes ~~five~~ six on-site affordable housing units, which assist in meeting the City's affordable housing goals. The Project also improves the public rights-of-way with new streetscape improvements, street trees, and landscaping. On balance, the Project is consistent with the Objectives and Policies of the City's General Plan.

13. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would have a positive effect on existing neighborhood-serving retail uses because provides three new retail storefronts and 42 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing given the site is developed as a surface parking lot and garage. The Project would improve the existing character of the neighborhood by developing mixed-use residential structures with 42 new dwelling units, including on-site affordable units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing. The Project will provide 42 dwelling units, adding to the City's housing supply. The Project will comply with the City's Inclusionary Housing Program by providing six below-market rate dwelling units on-site as well as payment of the Affordable housing fee for remaining base project units and the bonus density units conferred through the State Density Bonus Program. Therefore, the Project will increase the stock of affordable housing units in the City.

- D. That commuter traffic does not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (12-Folsom/Pacific) is near other bus lines and is within walking distance of the BART Station at Montgomery and Market Streets. Future residents and employees of the Project could access both the existing MUNI rail and bus services. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests such that neighborhood parking will not be overburdened by the addition of new residents.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is predominantly residential and would not negatively affect the industrial and service sectors, nor would it displace any existing industrial uses. The Project would also be consistent with the character of existing development in the neighborhood, which is characterized by neighborhood-serving retail and residential medium- and high-rise buildings.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project does not cast shadow on any adjacent public parks or impact vistas from any parks or open spaces.

- 14. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will

execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

15. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
16. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-015678CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 12, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 2, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: December 2, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a lot size exceeding 4,999 sf ~~and~~ use sizes exceeding 2,999 sf, ~~and a public parking garage~~ in the Broadway NCD Zoning District. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 21.5% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests one incentive/concession for non-residential use size limits and three (3) waivers from: Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project is located at 425 Broadway, Block 0163, and Lot 002 pursuant to Planning Code Sections 121, 303 and 714 within the Broadway NCD District and a 65-A-1 Height and Bulk District; in general conformance with plans, dated November 12, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2017-015678CUA and subject to conditions of approval reviewed and approved by the Commission on December 2, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 2, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

6. Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on September 21, 2021, as well as four additional conditions. These conditions state:

- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
- B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
- D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.
- F. **Window and Door Assemblies.** Window and door assemblies shall achieve STC ratings of STC 37 on the north side (facing Broadway Street), STC 28 on the east side (facing Montgomery Street), and STC 31 to 34 in Verdi Alley.
- G. **Wall Assembly.** An upgraded wall assembly is recommended at units with exterior walls facing the Broadway Studios + FAME Venue. Insulated single-stud assembly with one layer of gypsum board on the interior side and plywood/weatherproofing/exterior siding on the exterior (approximately STC 45).
- H. **Air Conditioning.** Every unit shall include Air Conditioning (forced air mechanical ventilation) to

control temperature while windows are shut.

- I. **Disclosure.** In addition to including required language from Administrative Code Chapter 116.8 “Disclosure Requirements for Transfer of Real Property for Residential Use,” the disclosure shall also include the disclosure of potential noise exposure to low-frequency (bass) noise levels that will be noticeable inside some of the residences.

Design – Compliance at Plan Stage

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided in the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

11. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first

temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 12. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 13. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: private site area within the buildings along Broadway and Montgomery Streets. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpbpublicworks.org

- 14. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 15. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 16. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

Parking and Traffic

- 17. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

- 18. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 19. Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 54 bicycle parking spaces (42 Class 1 and 2 Class spaces for the residential portion of the Project and 5 Class 1 and 5 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 20. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than twenty (20) residential off-street parking spaces ~~and no more than forty seven (47) non-residential off-street parking spaces.~~

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 21. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 22. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 23. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

- 24. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 25. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 26. Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- A. **State Density Bonus Regulatory Agreement.** Recipients of development bonuses under this Section 206.6 shall enter into a Regulatory Agreement with the City, as follows.

- i. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
- ii. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
- iii. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- iv. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - a. The total number of dwelling units approved for the Housing Project, including the number of restricted affordable units;
 - b. A description of the household income group to be accommodated by the State Density Bonus Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing restricted affordable units;
 - c. The location, dwelling unit sizes (in square feet), and number of bedrooms of the restricted affordable units;
 - d. Term of use restrictions for the life of the project;¹
 - e. A schedule for completion and occupancy of restricted affordable units;
 - f. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - g. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 - h. Other provisions to ensure implementation and compliance with Section 206.6.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- B. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20% of the proposed dwelling units in the base project as affordable to qualifying households. The base project contains 34 units; therefore, 6.8 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing 6 affordable units on-site and providing the rest of the base project units and density bonus units through the affordable housing fee requirement of 33%. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- C. **Unit Mix.** The Project contains 16 one-bedroom, 21 two-bedroom, and five three-bedroom units; therefore, the required affordable unit mix is two one-bedroom, ~~two-and-three~~ two-bedroom, ~~and one~~ three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- D. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 5% must be affordable to moderate income households, and at least 5% must be affordable to middle income households in the event the Project is a rental project. Ownership Units for low-income households shall have an affordable sales price set at 80% of Area Median Income or less, with households earning up to 100% of Area Median Income eligible to apply for low-income units. Ownership Units for moderate-income households shall have an affordable sales price set at 105% of Area Median Income or less, with households earning from 95% to 120% of Area Median Income eligible to apply for moderate-income units. Ownership Units for middle-income households shall have an affordable sales price set at 130% of Area Median Income or less, with households earning from 120% to 150% of Area Median Income eligible to apply for middle-income units. For any affordable units with sales prices set at 130% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- E. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- F. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- G. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than seven point three percent (7.3%), or the applicable percentage as discussed above, of each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- H. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- I. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- J. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- K. **20% below market sales prices.** Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project

entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.

- L. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households with a minimum of 10% of the units affordable to low-income households, 5% to moderate-income households, and the remaining 5% of the units affordable to middle-income households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

- v. Prior to the issuance of the architectural addendum first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable

Monitoring - After Entitlement

27. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

28. Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

29. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

30. Eating and Drinking Uses. As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 31. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,

628.271.2000, www.sfpublicworks.org

- 32. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 33. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Record No. 2018-009812CUA 1268 17th Avenue
Date: Monday, November 29, 2021 8:21:03 AM
Attachments: [1268 17th Avenue 29Nov2021.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Joseph Smooke <josephsmooke@gmail.com>

Date: Monday, November 29, 2021 at 7:32 AM

To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Dito, Matthew (CPC)" <matthew.dito@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, RDR core <rdr-core@googlegroups.com>, Westside Community Coalition <westside-community-coalition@googlegroups.com>, West Side TOC <wsta-toc@googlegroups.com>

Subject: Record No. 2018-009812CUA 1268 17th Avenue

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29 November 2021

Planning Commission President, Joel Koppel
Planning Commissioners Kathrin Moore (Vice-President), Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

Project Planner, Matthew Dito

Re: Record No. 2018-009812CUA
1268 17th Avenue
December 2 Planning Commission

Dear Planning Commission and Staff

On behalf of Richmond District Rising, the Westside Community Coalition, and the Westside Tenants Association, we unfortunately are still in the position of having to urge that the Planning Commission reject the applicant's request for Conditional Use Authorization to demolish an existing single unit structure at the rear of a 2-unit, 2-structure, rent controlled property with what still appears to be a speculative upscaling of this property with an additional unit in excess of 2,000 square feet.

We have been in touch with the project planner who claims that "New units are only subject to price controls if they are located in previously existing residential space that was also subject to price controls." After consultation with the Rent Board, we are unsure where this interpretation of the Rent Stabilization Ordinance comes from.

Our understanding is that we should be referring to this guide on the Rent Board's website:

<https://sfrb.org/topic-no-020-partial-exemption-new-construction-and-substantial-rehabilitation>

which refers to "units". This reference to "units" might make it seem like different units in a single building can be considered as having a different "first Certificate of Occupancy" date. But, our understanding, upon consulting with the Rent Board, is that the definition of residential unit in the actual rent stabilization ordinance refers to the entire building. Additionally, it doesn't make sense that there would be a new Certificate of Occupancy for one particular unit.

The issue that remains, then, is that if the developer is allowed to proceed with their project, they could later petition the Rent Board to have all units removed from rent control status. By attempting to parse out one unit from the rest during the project approval process, which is not supported by any prior record keeping at the city (refer to the Property Information Map- the information about when a residential building was built is based on the original Certificate of Occupancy- which pertains to the entire building) this will create an ambiguity for which the Rent Board will not have records that will provide guidance as to how to track these units. Therefore, in order to rectify the ambiguity, the developer will petition the Rent Board to have rent stabilization removed from all units based on an assertion that there was significant work that resulted in new construction.

As a reminder, the Conditional Use Authorization notice sent around to the public did not include any drawings, and despite being in touch with the project planner, we still have not received any drawings to review. So, it is impossible to assess what the impacts and results of the proposed project would be.

Looking at the property from the aerial view leaves us with a question as to whether demolition of the rear structure will demolish more than 50% of the total foundation between the two buildings, which could leave the sponsor a possibility of petitioning for removing the three new units from rent control.

Replacing two existing rent controlled units with three upscaled units works against goals of affordability and is in direct contradiction to the stated goals of the interim zoning controls currently in place for RM areas. In our correspondence with the project planner, they have made no mention as to how the developer's proposed

project complies with or attempts to accomplish the goals of the RM interim controls.

Thank you for your consideration of our concerns and our demand for the Planning Commission to reject this application for Conditional Use Authorization along with instructions for the owner/ sponsor to make any necessary renovations to the existing structures and make them available as residential, rent controlled units.

Respectfully,

Richmond District Rising
Westside Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

--

co-founder People Power Media
josephsmooke.photoshelter.com/archive

29 November 2021

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Respectfully,

Richmond District Rising
Westside Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Record No. 2016-005365CUA 230 Anza Street
Date: Monday, November 29, 2021 8:20:52 AM
Attachments: [230 Anza St 29Nov2021.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Joseph Smooke <josephsmooke@gmail.com>

Date: Monday, November 29, 2021 at 7:34 AM

To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, BOS-Legislative Aides <bos-legislative_aides@sfgov.org>, RDR core <rdr-core@googlegroups.com>, Westside Community Coalition <westside-community-coalition@googlegroups.com>, West Side TOC <wsta-toc@googlegroups.com>, "Young, Sharon (CPC)" <sharon.m.young@sfgov.org>

Subject: Record No. 2016-005365CUA 230 Anza Street

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29 November 2021

Planning Commission President, Joel Koppel
Planning Commissioners Kathrin Moore (Vice-President), Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

Project Planner, Sharon Young

Re: Record No. 2016-005365CUA
230 Anza Street
December 2 Planning Commission

Dear Planning Commission and Staff

On behalf of Richmond District Rising, the Westside Community Coalition, and the Westside Tenants Association, we unfortunately are still in the position of having to urge that the Planning Commission reject the applicant's request for Conditional Use Authorization to demolish this existing two unit, two story residential building.

We have been in touch with the project planner about the status of this application as it is scheduled to be heard again this week, December 2. The update that we have received from the planner is that "The architects are currently re-reviewing the demolition calculations". We received that communication on November 16, and we have not received an update since then.

Even if we receive information today, November 29, there will not be enough time for the public or the Commission to review the demolition calculations prior to this week's Commission hearing.

We still believe that the rehab work abandoned by prior owners is not adequate justification for pursuing demolition of the structure which could jeopardize the rent controlled status of this property. We urge Planning to reject the project sponsor's plans to demolish the existing structure, and instead, direct the sponsor to complete the renovations and bring the building up to code with two, habitable, renovated rent controlled units which our city and our community desperately need. We also request that Planning work with the Department of Building Inspection to set deadlines for completion of the code compliant renovations. Otherwise DBI should take all corrective actions at their disposal to guarantee compliance. It's imperative that these rent controlled units are back online and available to be rented as quickly as possible.

San Francisco has laws in place that discourage and disallow developers to enhance their properties for their own speculative gain after evicting tenants. The same logic should apply here. We should not as a city be setting a precedent by allowing owners to let their properties fall into disrepair, then reward future owners by allowing them to tear those structures down, and remove rent control protections. Approving a project proposal such as this would send a message to owners that neglect is ok because in the future either they or a future owner will be able to demolish the deteriorated structure for maximum profits instead of maintaining the original structure which can provide valuable units of rent controlled housing.

The action the Planning Commission takes on this item should send a message that developers and project sponsors should prioritize bringing rent controlled units up to code to provide high quality, safe and stable housing for our communities.

Thank you for your consideration of our concerns and our demand for the Planning Commission to reject this application for Conditional Use Authorization along with instructions for the owner/ sponsor to complete the renovations in process, and bring the building up to code, and make it habitable and occupiable once again as rent controlled housing.

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Richmond District Rising
Westside Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

--

co-founder [People Power Media](http://PeoplePowerMedia.josephsmooke.photoshelter.com/archive)
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Richmond District Rising
Westside Tenants Association
Westside Community Coalition

cc: Board of Supervisors
Board of Supervisors Legislative Aides

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for December 2, 2021
Date: Wednesday, November 24, 2021 12:31:41 PM
Attachments: [20211202_cal.docx](#)
[20211202_cal.pdf](#)
[Advance Calendar - 20211202.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for December 2, 2021.

Happy Thanksgiving,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)



CPC Hearing Results 2021

To: Staff
From: Jonas P. Ionin, Director of Commission Affairs
Re: Hearing Results

NEXT MOTION/RESOLUTION No: 21040

NEXT DISCRETIONARY REVIEW ACTION No: 765

DRA = Discretionary Review Action; M = Motion; R = Resolution

November 18, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-022510CRV	240-250 Church Street	Hicks	Continued to December 2, 2021	+7 -0
	2016-000302DRP	460 Vallejo Street	Winslow	Continued to January 13, 2022	+7 -0
	2019-022419DRP	312 Utah Street	Winslow	Continued to January 20, 2022	+7 -0
	2019-014461CUA	1324-1326 Powell Street	Enchill	Continued Indefinitely	+7 -0
	2021-003142CUA	333 Fremont Street	Giacomucci	Withdrawn	
	2019-022830AHB	3055 Clement Street	May	Continued to January 13, 2022	+7 -0
		Draft Minutes for October 28, 2021	Ionin	Adopted	+7 -0
		Draft Minutes for November 4, 2021	Ionin	Adopted	+7 -0
R-21030	2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in Residential Districts [Board File No. 210564]	Merlone	Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff	+7 -0
R-21031	2021-010762PCA	Four-Unit Density Exception for Residential Districts [Board File No. 210866]	Merlone	Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff	+7 -0
	2019-023037ENVGPA	Waterfront Plan Update	Snyder	Reviewed and Commented	
M-21032	2017-012086ENV	770 Woolsey Street	Delumo	Certified	+6 -0 (Fung absent)
M-21033	2017-012086ENV	770 Woolsey Street	Durandet	Adopted Findings	+6 -0 (Fung absent)
M-21034	2017-012086CUA	770 Woolsey Street	Durandet	Approved with Conditions	+6 -0 (Fung absent)
M-21035	2019-013276ENX	560 Brannan Street	Liang	Approved with Conditions	+4 -2 (Imperial, Chan against; Fung absent)
M-21036	2019-005907CUA	1151 Washington Street	Guy	Disapproved	+5 -1 (Diamond against; Fung absent)
M-21037	2019-013808CUA	4300 17th Street	Horn	Disapproved using the original Disapproval Motion incorporating Findings articulated by Commissioners	+4 -2 (Tanner, Koppel against; Fung absent)

	2019-013808VAR	4300 17th Street	Horn	ZA Closed the PH and indicated an intent to Deny	
M-21038	2021-003400CUA	900 Irving Street	Agnihotri	Approved with Conditions	+6 -0 (Fung absent)
M-21039	2021-006602CUA	1881-1885 Lombard Street	Ajello	Approved with Conditions	+6 -0 (Fung absent)
DRA-764	2020-009358DRP	2605 POST STREET	Winslow	No DR	+6 -0 (Fung absent)

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

**Thursday, December 2, 2021
1:00 p.m.
Regular Meeting**

Commissioners:
Joel Koppel, President
Kathrin Moore, Vice President
Deland Chan, Sue Diamond, Frank Fung,
Theresa Imperial, Rachael Tanner

Commission Secretary:
Jonas P. Ionin

Hearing Materials are available at:
[Planning Commission Packet and Correspondence](#)

Commission Hearing Broadcasts:
Live stream: <https://sfgovtv.org/planning>
Live, Thursdays at 1:00 p.m., Cable Channel 78
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

Ramaytush Ohlone Acknowledgement

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at sotf@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

Privacy Policy

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

FILIPINO: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

Remote Access to Information and Participation

In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.

On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to commissions.secretary@sfgov.org. Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.

Public Comment call-in: (415) 655-0001 / Access code: 2496 096 6194

The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.

As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.

ROLL CALL:

President:	Joel Koppel
Vice-President:	Kathrin Moore
Commissioners:	Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2021-001219DRM (D. WINSLOW: (628) 652-7335)
1228 FUNSTON STREET – between Irving Street and Lincoln Way; Lot 039 in Assessor's Block 1738 (District 5) – Mandatory Discretionary Review of Building Permit 2021.0113.2631 to legalize a 3-story horizontal addition to the rear and façade alterations performed without benefit of a permit and to add a second dwelling unit at the ground level behind the garage within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation Take Discretionary Review and Approve with Modifications
(Proposed for Continuance to December 16, 2021)
2. 2020-007481CUA (G. PANTOJA: (628) 652-7380)
5367 DIAMOND HEIGHTS BOULEVARD (1900 DIAMOND STREET) – east side between Gold Mine Drive and Diamond Street; Lot 018 in Assessor's Block 7535 (District 8) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.2, 303, and 304 for the subdivision of an existing approximately 34, 714 square foot lot into six new lots and the construction of a detached parking garage and 14 residential buildings (10 duplexes and four single-family residences) for a total of 24 residential dwelling units, 36 off-street parking spaces, and 48 Class 1 bicycle-parking spaces within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The dwelling units will range in size from 1,789 to 3,954 square feet in area and contain three to four bedrooms. Under the Planned Unit Development, the proposal is seeking exceptions from the lot area (Planning Code Section 121), front setback (Planning Code Section 132), and rear yard (Planning Code Section 134) requirements. The proposal is also seeking a Conditional Use Authorization required per interim controls Board File No. 201370 (Resolution No. 10-21) for the construction of a residential development that does not maximize the principally permitted residential density of the subject lot. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
(Continued from Regular hearing on November 4, 2021)
(Proposed for Continuance to January 20, 2022)
3. 2016-005365CUA (S. YOUNG: (628) 652-7349)
230 ANZA STREET – north side between Collin Street and Wood Street; Lot 013 in Assessor's Block 1091 (District 1) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to allow the tantamount to demolition of an existing 2,094 square-foot two-unit, two-story residential building and to construct a 4,359

square-foot three-unit, three-story residential building (with mezzanine level and decks) within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on October 21, 2021)
(Proposed for Continuance to February 24, 2022)

B. COMMISSION MATTERS

4. Consideration of Adoption:
 - [Draft Minutes for November 18, 2021](#)
5. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
6. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

C. DEPARTMENT MATTERS

7. Director's Announcements
8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

D. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

9. [2019-022510CRV](#) (B. HICKS: (628) 652-7528)
240-250 CHURCH STREET – west side between Market Street and 15th Street; Lot 003 of Assessor's Block 3543 (District 8) – Request for **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Section 206.6 to allow the demolition of a one-story limited restaurant (dba Thoroughbread Bakery) and construction of a seven-story, 74 feet 11 inches tall mixed-use building (measuring 28,974 gross square feet) with 24 dwelling units and a ground floor commercial space (dba Thoroughbread Bakery) with rear outdoor activity area within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District. The Project seeks a waiver from the height limit (Section 250) pursuant to the State Density Bonus Law. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Adopt Findings
(Continued from Regular hearing on November 18, 2021)
10. [2018-009812CUA](#) (M. DITO: (628) 652-7358)
1268 17TH AVENUE – east side between Judah and Irving Streets; Lot 023 in Assessor's Block 1734 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, and Board File No. 201370 (Interim Zoning Controls – Large Residential Projects in RC, RM, and RTO Districts [2021-000694PCA]) to demolish a detached dwelling unit at the rear of the lot and construct two new dwelling units as part of a one-story vertical addition and a horizontal addition at the rear to the single-family dwelling at the front of the lot. The Project will result in a net increase of one dwelling unit on the property as part of a four-story, three-family dwelling. The Project requires Conditional Use Authorization pursuant to Board File No. 201370 because it does not provide the maximum residential density that is principally permitted and proposes to increase the size of a dwelling unit that is greater than 2,000 square feet. The subject property is located within a RM-1 (Residential, Mixed – Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on October 21, 2021)
11. [2020-008133CUA](#) (J. HORN: (628) 652-7366)
228 VICKSBURG STREET – west side between Elizabeth and 24th Streets; Lot 011 of Assessor's Block 3652 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303 and 317, to demolish an existing 1,270 square-foot, one-story one-family dwelling and to construct a new 6,325 gross-square-foot, four-story three-family dwelling which includes a 2,262 square-foot, two-bedroom dwelling unit, a 1,499-square-foot two-bedroom dwelling unit, a 1,235-square-foot two-bedroom dwelling unit, and a 789-square-foot garage providing two vehicle parking space and three Class 1 bicycle parking spaces. The project site is located within a RH-3 (Residential House, Three

Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

12. [2018-015061CUA](#) (L. AJELLO: (628) 652-7353)
1016 PIERCE STREET – east side between Turk Street and Golden Gate Avenue; Lot 011 of Assessor's Block 0754 (District 5) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.2, 303 and 317 to legalize the merger of two residential units into a single-family residence and add a new Accessory Dwelling Unit on the ground floor. There will be no expansion of the existing building envelope or exterior modifications to the existing, unpermitted property condition under the current proposal. The project site is located within a RM-3 (Residential Mixed, Medium Density) Zoning District and 40-X Height and Bulk District.
Preliminary Recommendation: Disapprove
13. [2017-015678CUA](#) (C. ASBAGH: (628) 652-7329)
425 BROADWAY – south side between Montgomery and Kearny Streets; Lot 002 in Assessor's Block 0163 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 253.1, 303 and 714, to develop on a large lot, exceed use size limits, and construct two buildings greater than 40 feet in height. The project would demolish the existing parking structure and construct two mixed-use buildings reaching heights of five-stories (56 feet) on Broadway and seven-stories (64 feet) on Montgomery Street with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 17,995 gross square feet of design professional office use. The proposed project includes a total of 42 dwelling units, with a mix of 16 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with six dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces, 47 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918. The Project requests three (3) waivers from: Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on November 4, 2021)
14. [2020-008417CWP](#) (J. PAPPAS: (628) 652-7470)
RECOVERY STRATEGIES – ECONOMIC RECOVERY UPDATE – **Informational Presentation** – Update on San Francisco's economic recovery from the COVID-19 pandemic including context and information covering economic sectors, workers and jobs, and retail districts. The presentation includes discussion of efforts to support the recovery of the City Core, including Downtown Office and Union Square, and neighborhood retail and services. This update is part of ongoing recovery strategies by the Planning Department, the Office of Economic and Workforce Development (OEWD), Mayor's Office of Housing and Community Development (MOHCD), and other City agencies to support an equitable recovery.

Preliminary Recommendation: None – Informational

ADJOURNMENT

Notice of Hearing December 16, 2021

2021-004810CRV – Commission Rules and Regulations – The San Francisco Planning Commission will consider adopting amendments to their Rules & Regulations, in accordance with San Francisco Charter, Article IV, Section 4.104.

Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (67A.1 *Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14th Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14th Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

**An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or board.of.supervisors@sfgov.org.

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Protest of Fee or Exaction

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

Proposition F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

CPC ADVANCE CALENDAR

12:41 PM 11/24/2021



To: Planning Commission
From: Jonas P. Ionin, Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

December 2, 2021			
Case No.			Planner
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	to: 12/16	Winslow
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of 14 res</i>	fr: 8/26; 10/14; 10/28 to: 1/20	Pantoja
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>	fr: 10/21 to: 2/24	Young
	Remote Hearing <i>Resolution Adoption</i>		Lynch
2020-008417CWP	Economic Recovery and Work Spaces <i>Informational</i>		Pappas
2019-022510CRV	240-250 Church Street <i>State Density Bonus</i>	fr: 11/18	Hicks
2018-009812CUA	1268 17th Avenue <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>	fr: 10/21	Dito
2020-008133CUA	228 Vicksburg St <i>Demo SFR and Construct 2-unit dwelling</i>		Horn
2018-015061CUA	1016 Pierce Street <i>legalize 2-unit DUM and create new ADU</i>		Ajello
2017-015678CUA	425 Broadway <i>TBD</i>	fr: 10/7; 10/14; 11/4	Asbagh
December 9, 2021			
Case No.			Planner
2021-009720CUA	556 Hayes Street <i>CUA for "liquor store" (dba True Sake) to relocate to a new tenant space</i>	CONSENT	Hoagland
	2022 Hearing Schedule <i>Adoption</i>		Ionin
	Automotive Uses; Housing Density <i>Planning Code Amendment</i>		Flores
	Group Housing <i>Informational</i>		Grob
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23; 10	Sucre
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21; 11/4	Hoagland
2020-009146CUA	247 Upper Terrace <i>New construction of 2-unit dwelling within Corona Heights SUD</i>	fr: 10/28	Horn
2021-010715CRV	1201 Sutter Street <i>Change in Section 415 Compliance</i>		Foster
2021-000215CUA	400 Hyde St. <i>new telecom facility</i>	fr: 11/4	Hoagland

CPC ADVANCE CALENDAR

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2021-006098CUA	1358 South Van Ness Avenue <i>Demo SFR and construct new 8-unit building</i>	Christensen
2021-004141DRP	2000 Oakdale Avenue <i>Install cannabis store/office space in existing first floor office space.</i>	Christensen
2017-013947DRP	310 Green St <i>Public-Initiated DR</i>	Winslow

December 16, 2021 - Joint with Health		
Case No.		Planner
	CPMC <i>Informational Update</i>	Purl

December 16, 2021		
Case No.		Planner
2019-017009DRP	616 Belvedere Street <i>Public-Initiated DR</i>	Winslow
2021-006276CUA	2034 Mission Street <i>Converting a Limited Restaurant Use to a Restaurant</i>	Wu
2021-009791CUA	1501C Sloat Boulevard <i>Formula Retail – Change from Sprint to T-Mobile in Lakeshore Plaza</i>	Cisneros
2021-001275CUA	5098 Mission Street <i>Formula Retail</i>	Balba
2020-008183CUA	2100 Chestnut <i>Formula Retail Use (d.b.a. Wells Fargo Bank)</i>	Young
2021-010875PCA	Bars in the Castro Street Neighborhood Commercial District <i>Planning Code Amendment</i>	Merlone
2018-000983OTH	San Francisco Commercial Strategies <i>Informational</i>	Nickolopoulos
2018-004217CWP	Safety and Resilience Element <i>Informational</i>	Ngo
2015-005983CUAVAR	850 Bush Street <i>CUA for height above 50 feet in RC Zoning District</i>	Foster
2021-003601CUA	724 Head Street <i>CUA for the creation of five or more bedrooms within the Oceanview Large Residence SUD</i>	Pantoja
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	Winslow
2019-022661DRP	628 Shotwell Street <i>Public-Initiated DR</i>	Feeney

December 23, 2021 - CANCELED		
Case No.		Planner

December 30, 2021 - CANCELED		
Case No.		Planner

January 6, 2022		
Case No.		Planner
2021-008810CUA	1520 Lyon St <i>The Little School</i>	CB3P Agnihotri

CPC ADVANCE CALENDAR

12:41 PM 11/24/2021

	Remote Hearing		Lynch
	<i>Resolution Adoption</i>		
2019-020115ENV	SFPUC Ocean Beach Climate Change Adaptation Project		Moore
	<i>DEIR</i>		
2021-002530CUA	2740 McAllister Street		Dito
	<i>Legalize demo of SFD, construct 3FD</i>		
2021-010563DRP	192-196 Laidley Street		Winslow
	<i>Public-Initiated DR</i>		
2016-008167DRP	65 Normandie Terrace		Winslow
	<i>Public-Initiated DR</i>		
January 13, 2022			
Case No.			Planner
2020-004398PRJ	SFO Shoreline Protection Program		Li
	<i>Informational</i>		
2018-013597ENV	Portsmouth Square Improvement Project		Calpin
	<i>EIR Certification</i>		
2019-022830AHB	3055 Clement St	fr: 11/18	May
	<i>HOME-SF project</i>		
2018-013451PRJ	2135 Market Street		Horn
	<i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		
2016-000302DRP	460 Vallejo Street	fr: 9/30; 11/18	Winslow
	<i>Public-Initiated DR</i>		
2021-000997DRP	801 Corbett Avenue		Winslow
	<i>Public-Initiated DR</i>		
2021-000182DRP	140 20th Avenue		Winslow
	<i>Public-Initiated DR</i>		
January 20, 2022			
Case No.			Planner
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.)	fr: 8/26; 10/14; 10/28	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>		
2021-005183CUA	2040 Chestnut Street	fr: 11/4	Jimenez
	<i>formula retail use establishment (dba Sweetgreen)</i>		
2019-022419DRP	312 Utah Street	fr: 11/18	Winslow
	<i>Public-Initiated DR</i>		
2021-000607DRP	525 Leavenworth Street		Winslow
	<i>Public-Initiated DR</i>		
January 27, 2022			
Case No.			Planner
2019-016230CWP	Housing Element 2022		Haddadan
	<i>Informational</i>		
2018-014727AHB	921 O'Farrell Street		Hoagland
	<i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		
2017-013784CUA	2976 Mission Street		Giacomucci
	<i>demolish the existing construct a six-story, mixed use building</i>		
2021-001544DRP-02	877 Carolina Street		Greenan
	<i>Public-Initiated DR</i>		
2021-004987DRP	2760 Divisadero Street		Winslow
	<i>Public-Initiated DR</i>		

CPC ADVANCE CALENDAR

12:41 PM 11/24/2021

February 3, 2022		
Case No.		Planner
2020-003208DRP	706 Vermont Street <i>Public-Initiated DR</i>	Barata
2019-017009DRP	616 Belvedere Street <i>Public-Initiated DR</i>	fr: 12/16 Winslow
February 10, 2022		
Case No.		Planner
2021-005702DRP-02	1843 Church Street <i>Public-Initiated DR</i>	Winslow
February 17, 2022		
Case No.		Planner
February 24, 2022		
Case No.		Planner
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>	fr: 10/21; 12/2 Young
March 3, 2022		
Case No.		Planner
March 10, 2022		
Case No.		Planner
March 17, 2022		
Case No.		Planner
March 24, 2022		
Case No.		Planner
2005.0759CUAENXOFA VAR-02	725-765 Harrison Street <i>Revised LPA and Variance to include 759 Harrison, UDU demolition, and updated office allocation)</i>	Liang
March 31, 2022 - CANCELED		
Case No.		Planner
April 7, 2022		
Case No.		Planner
2019-016230CWP	Housing Element 2022 <i>Informational</i>	Haddadan
April 14, 2022		
Case No.		Planner
April 21, 2022		
Case No.		Planner

April 28, 2022

Case No.

Planner

May 5, 2022

Case No.

Planner

May 12, 2022

Case No.

Planner

May 19, 2022

Case No.

Planner

2019-016230ENV

Housing Element Draft EIR

White

Review and Comment

May 26, 2022

Case No.

Planner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 1016 Pierce Street Project
Date: Wednesday, November 24, 2021 9:45:47 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Ajello, Laura (CPC)" <laura.ajello@sfgov.org>
Date: Wednesday, November 24, 2021 at 9:42 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Support for 1016 Pierce Street Project

Forwarding another letter. They are based on a form letter provided by the owner to his neighbors (one of the letters had the whole email chain).

This is the third letter addressed to the Commission; there are two more addressed to me. This one was too late for the packet.

Thanks,
Laura

From: mail joerg-schleicher.com <mail@joerg-schleicher.com>
Sent: Monday, November 22, 2021 4:14 PM
To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>
Subject: Support for 1016 Pierce Street Project

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To the SF Planning Commission c/o Laura Ajello, Planner

My name is Joerg Schleicher and I own the building immediately to the north of 1016 Pierce Street. I live with my wife and child at 1022 Pierce.

I have no objection to the project and support the authorization of the dwelling unit merger and the additional dwelling unit.

There is a lot of families leaving SF. Why would the Planning Commission enforce rules which would make another family leave??

You can contact me if you have any questions!

Thank you!

-jo:rg

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 1016 Pierce Street Project
Date: Wednesday, November 24, 2021 9:38:32 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org <<http://www.sfplanning.org>>
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 11/24/21, 9:35 AM, "Ajello, Laura (CPC)" <laura.ajello@sfgov.org> wrote:

Hello,

I am forwarding this letter because it is addressed to the Commission.

Happy Thanksgiving,

Laura Ajello, Planner
Northwest Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7353 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: scott scharenbroich <scott.scharenbroich@me.com>
Sent: Tuesday, November 23, 2021 1:06 PM
To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>
Subject: Support for 1016 Pierce Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the SF Planning Commission c/o Laura Ajello, Planner

My name is Scott Scharenbroich and I have lived on Pierce Street for 30 years. I understand that the owners of 1016 Pierce Street seek to authorize an additional dwelling unit and to merge the top two floors.

The owners, Jenny and Colin are great neighbors. They have lived in the house for 20 years. Their three kids were born and raised in the house. They are actively involved in the community and actively work and volunteer for local non-profit organizations.

I support this project and support any action that would prevent Jenny and Colin and their family from having to move out of the neighborhood and San Francisco all together.

Thank you,

Scott Scharenbroich

415-420-1751

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO DECLARES WATER SHORTAGE EMERGENCY IN RESPONSE TO STATEWIDE DROUGHT
Date: Wednesday, November 24, 2021 8:56:45 AM
Attachments: [11.23.2021 Water Shortage Emergency.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, November 23, 2021 at 3:45 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO DECLARES WATER SHORTAGE EMERGENCY IN RESPONSE TO STATEWIDE DROUGHT

FOR IMMEDIATE RELEASE:
Tuesday, November 23, 2021
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****
**SAN FRANCISCO DECLARES WATER SHORTAGE
EMERGENCY IN RESPONSE TO STATEWIDE DROUGHT**

Voluntary action calls for 10 percent reduction in water usage system-wide
San Francisco, CA — Mayor London N. Breed and the San Francisco Public Utilities Commission (SFPUC) today declared a water shortage emergency and approved measures aimed at further conserving and reducing water usage across the SFPUC's service territory in response to exceptionally dry weather conditions that have affected the entire state over the past two years.

As a result of the emergency measure, which the SFPUC unanimously approved, San Francisco has declared a 10 percent reduction in water usage across its regional system. The 10 percent reduction will be compared to water use from July 2019 to June 2020 and will be applied to all of the SFPUC's 2.7 million customers, which include customers in San Francisco, Alameda, Santa Clara, and San Mateo counties. The call for voluntary water reduction will go into effect immediately.

"With California still experiencing devastating drought and the uncertainty around this rainy season, we need to make tough decisions that will ensure that our water source continues to be reliable and dependable for the future," said Mayor London N. Breed. "Year after year, San Franciscans step up to conserve our most precious resource, resulting in one of the lowest water usage rates in California, and during this critical time, I know that our City will once again meet the call to reduce water use. I applaud the SFPUC Commission for declaring a water shortage emergency and urging our customers to be mindful of their water usage.

"We are in a drought with far-reaching consequences, and it has become clear we all need to

do even more to address it,” SFPUC General Manager Dennis Herrera said. “San Franciscans have been doing their part and have some of the lowest water usage in the state. This emergency water shortage declaration will help all of our customers pull together and move in the same direction. We know we can rely on each other. I’m confident that everyone will do their part so we can all get through this.”

With the declaration of the emergency water shortage, the City is poised to launch a water conservation public awareness campaign that will include the SFPUC’s outreach channels and strategically targeted paid media advertising. The messages will be conveyed in multiple languages and will include tips and resources on actions that customers can take to reduce their water usage to help achieve the 10 percent reduction system-wide, such as fixing leaky toilets, installing low-flow fixtures, reducing outdoor irrigation, and receiving water usage audits from SFPUC professionals.

The average San Franciscan uses 42 gallons of water per day at home—one of the lowest rates in California and less than half of the statewide average of about 90 gallons per person per day. In April, the SFPUC called upon its 1,600 irrigation customers and City departments to reduce water use and asked all customers to reduce water waste, which helped lead to an overall reduction of water use in San Francisco through November 2021.

However, with the state continuing to experience extremely dry weather overall, the SFPUC is expanding on those efforts by declaring a water shortage emergency, which will help the agency access water reserves and resources available only during emergencies.

The SFPUC has about 360,000 acre-feet of reserve water in its water bank. An acre-foot is enough water for about two California households annually on average. However, the State Water Board’s curtailment orders, emergency regulations issued in August 2021 that restrict diversions from the Tuolumne River watershed, effectively prevent the SFPUC from accessing that water bank. Due to the Water Board’s curtailment orders, the SFPUC and its retail and wholesale customers are less prepared to address drought conditions moving forward.

“We need everyone to take action to preserve and stretch our limited water supplies,” SFPUC Commission President Anson Moran said. “San Franciscans and our wholesale customers have been doing a good job when it comes to being efficient with their water use. We can all do better. We look forward to working with all of our customers to further reduce water use.”

Declaring a water shortage emergency carries with it the requirement that the SFPUC institute a temporary drought surcharge for retail water and wastewater customers of up to 5% on part of their bill. The SFPUC Commission voted to introduce the surcharge on April 1, 2022. The effect on the average residential customer’s bill is estimated to be a little over \$6 per month if they made no reductions to their water use. The temporary drought surcharge will automatically end when the SFPUC Commission rescinds the water shortage emergency declaration.

Earlier this year, Governor Gavin Newsom declared a Drought Emergency for 50 of the 58 counties in California and called on all Californians to voluntarily reduce water use by 15 percent. The state’s ongoing drought has increased the significance of water reuse, recycling, and conservation programs, measures SFPUC has long championed. The SFPUC has been a national leader in [onsite water reuse](#), which requires the collection, treatment, and use of alternate water sources for non-potable applications in individual

buildings. Recently, the SFPUC granted [San Francisco's oldest brewery](#), Anchor Brewing Co., \$1 million to install the latest water reuse technology, giving the brewery the capacity to recycle up to 20 million gallons of water annually—the yearly equivalent of some 1,300 San Francisco residents. The grant was part of the SFPUC's Onsite Water Reuse Grant Program, which so far has provided five grants totaling \$2.25 million, resulting in nearly 38 million gallons of water saved annually. The SFPUC is expanding its [water recycling programs](#), encouraging water reuse for non-drinking purposes such as landscape irrigation, toilet flushing, and street-cleaning.

The agency recently expanded its automated [Leak Alert program](#) and has imposed permanent [water waste restrictions](#) in San Francisco. Restrictions include avoiding runoff from irrigation and outdoor cleaning and limiting the hosing of sidewalks and hardscapes to only address health and safety needs.

Additionally, the [agency offers many resources](#) to encourage efficient water use for customers. These include free onsite irrigation checkups and landscape evaluations and extensive indoor water-saving assistance, including a free replacement of old residential toilets, rebates for efficient clothes washers and other equipment, and home and business conservation consultations. More information is available at www.sfpuc.org/savewater.

About the San Francisco Public Utilities Commission

The San Francisco Public Utilities Commission (SFPUC) is a department of the City and County of San Francisco. It delivers drinking water to 2.7 million people in the San Francisco Bay Area, collects and treats wastewater for the City and County of San Francisco, and generates clean power for municipal buildings, residential customers, and businesses. Our mission is to provide our customers with high quality, efficient and reliable water, power, and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to our care. Learn more at www.sfpuc.org.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES OPENING OF INTERFAITH WINTER SHELTER PROGRAM
Date: Tuesday, November 23, 2021 3:56:10 PM
Attachments: [11.19.2021 Interfaith Winter Shelter.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, November 19, 2021 at 2:12 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES OPENING OF INTERFAITH WINTER SHELTER PROGRAM

FOR IMMEDIATE RELEASE:
Friday, November 19, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

SAN FRANCISCO ANNOUNCES OPENING OF INTERFAITH WINTER SHELTER PROGRAM

The Interfaith Winter Shelter Program opens November 21st, providing additional shelter capacity for people experiencing homelessness during the winter season

San Francisco, CA — Mayor London N. Breed, the Department of Homelessness and Supportive Housing (HSH), the San Francisco Interfaith Council (SFIC), and Episcopal Community Services (ECS) today announced the opening of the Interfaith Winter Shelter program. Now in its 33rd year, the Interfaith Winter Shelter program opens Sunday, November 21, 2021, increasing shelter capacity for people experiencing homelessness during the particularly difficult winter season. This year, the shelter will transition among four religious facilities with meals prepared and served by multiple congregations.

“As we continue to move forward with our Homelessness Recovery Plan and create thousands of new housing placements for homeless residents, there is still the immense need for everyone to do their part to provide immediate shelter for people to go to,” said Mayor Breed. “During the difficult winter season, it is our responsibility as a city and community to ensure that everyone has a safe and warm place to sleep at night. I want to thank our local faith organizations for opening their doors and making this program possible.”

The Interfaith Winter Shelter program is a seasonal, overnight-only congregate shelter operated by Episcopal Community Services, in partnership with the San Francisco Interfaith

Council and HSH, that will begin operating on the Sunday before Thanksgiving, November 21, 2021, and will extend until March 26, 2022.

The program will rotate to multiple host site locations including Canon Kip Senior Center, Saint Mary's Cathedral, Trinity St. Peters Episcopal Church, and First Unitarian Universalist Church. Each location will have a different cot layout and capacity based on the dimensions of the space. Capacity will range from 20 to 67 cots per site. Due to COVID-19, the program will not accept any self-referrals this year. All cots will be allocated through HSH's centralized guest placement team. Referrals will be made by SFHOT and HSOC.

The program will serve anyone in need of shelter, providing two meals a day, with dinner service mostly provided through Interfaith and coordinated volunteers.

“For over three decades the Interfaith Winter Shelter has been an essential element in San Francisco's response to homelessness. Nevermore has the need to shelter and feed our City's most vulnerable and at-risk residents been more critical than during this pandemic,” said Michael Pappas, Executive Director, San Francisco Interfaith Council. “The San Francisco Interfaith Council is grateful for its partnership with the SF Department of Homelessness and Supportive Housing (HSH), Episcopal Community Services (ECS) staff and Canon Kip facility, host sites St. Mary's Cathedral, Trinity/St Peter's Episcopal Church, and the First Unitarian Universalist Society of San Francisco, and the numerous and diverse communities of faith and organizations that prepare and serve meals to our guest clients. Their selfless contributions amidst COVID-19's uncertainties and challenges gives hope to those who otherwise would suffer on our streets during these most inclement winter months.”

The Interfaith Winter Shelter Program will adhere to COVID-19 public health guidance for congregate-style shelters that includes but is not limited to:

- Physical distancing of 6 feet between individuals
- Face coverings will be provided and are required to be worn by guests and staff
- Enhanced cleaning processes
- Access to handwashing and sanitation stations
- Enhanced food safety practices

ECS has been providing the services for the Interfaith Winter Shelter for the last 33 years and is funded by HSH to provide services at the 2021-2022 Interfaith Winter Shelter Program.

“The Interfaith Winter Shelter Program is a critical part of San Francisco's strategy to expand resources to our unhoused neighbors' during the cold season. Increased access to shelter means that more people experiencing homelessness have a safe and warm place to lay their heads at night and receive meals and other services to help get them through the season,” said Beth Stokes, Executive Director of Episcopal Community Services. “We are grateful to our partners at the Interfaith Council and the Department of Homelessness and Supportive Housing for their ongoing support and are proud to have served our community through this partnership for over 30 years.”

“I am deeply grateful to the San Francisco Interfaith Council, Episcopal Community Services and the faith community for once again meeting the challenges of a difficult year, to provide expanded congregate shelter capacity and warm meals this winter,” said Shireen McSpadden, Executive Director of the Department of Homelessness and Supportive Housing. “With our

partners, this winter we will continue to offer each guest dignity, meals and connection to the City's Homelessness Response System."

For more information about the 2021-2022 Interfaith Winter Shelter Program, please visit: hsh.sfgov.org/services/shelter/emergencysshelter/.

The opening of Interfaith Winter Shelter builds on Mayor Breed's Homelessness Recovery Plan and commitment to creating more housing and shelter for homeless residents as San Francisco emerges from the COVID-19 pandemic. Through Mayor Breed's plan, the City will expand capacity in the Homelessness Response System and will make 6,000 placements available for people experiencing homelessness through Coordinated Entry, including 4,500 placements in Permanent Supportive Housing. Progress on Mayor Breed's Homelessness Recovery Plan can be found here: sf.gov/data/homelessness-recovery-plan

In addition to her Homelessness Recovery Plan, Mayor Breed announced in October that the City is moving forward with establishing a Vehicle Triage Center (VTC) at the Candlestick Point State Recreation Area's (SRA) Park Boat Launch Parking Lot. Once opened, the Candlestick VTC will include up to 150 parking spaces for up to 177 people, 24/7 staffing and security, bathrooms, mobile shower facilities, and potable water. It will provide people living in their vehicles in the immediate area with a safe place to park and live and access to services designed to help stabilize their lives through health care, housing, employment, or other interventions that meet their unique needs.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR BREED LAUNCHES ANNUAL "SHOP AND DINE IN THE 49" CAMPAIGN TO SUPPORT LOCAL BUSINESSES
Date: Tuesday, November 23, 2021 1:36:16 PM
Attachments: [11.23.2021 Shop and Dine in the 49.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, November 23, 2021 at 1:05 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR BREED LAUNCHES ANNUAL "SHOP AND DINE IN THE 49" CAMPAIGN TO SUPPORT LOCAL BUSINESSES

FOR IMMEDIATE RELEASE:
Tuesday, November 23, 2021
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****

MAYOR BREED LAUNCHES ANNUAL "SHOP AND DINE IN THE 49" CAMPAIGN TO SUPPORT LOCAL BUSINESSES

This year, Shop and Dine in the 49 campaign includes a holiday trolley tour with stops throughout commercial corridors to promote foot traffic and shopping

San Francisco, CA — Mayor London N. Breed and the Office of Economic and Workforce Development (OEWD) today launched the eighth year of the "Shop and Dine in the 49" campaign, promoting shopping and dining within the 49 square miles of San Francisco this holiday season. As the City emerges from the COVID-19 pandemic and continues its economic recovery, the campaign aims to encourage residents to support small businesses.

"San Francisco's diverse small business community is what makes our City the special place we all know and love," said Mayor Breed. "As we continue on our economic recovery this holiday season, it is more important now than ever before to shop local and support your favorite entrepreneurs and family-owned stores."

This year, the Shop and Dine in the 49 campaign promotes shopping at small businesses and neighborhood corridors throughout San Francisco. Beginning on Wednesday, December 1, in partnership with neighborhood merchant associations, a trolley car with Shop and Dine in the 49 decor will bring holiday festivities to different neighborhood shopping districts

throughout the City over three weekends. OEWD's City Hall Holiday Pop-Up will also return on December 7 from 11:00 a.m. to 3:00 p.m., featuring over 35 local artists and makers in partnership with the San Francisco Arts Commission.

A schedule of the trolley tour, as well as a calendar of holiday-related events, activities, and promotions planned by local businesses and neighborhood shopping districts, can be found at www.shopdine49.com.

"The Holidays are a critical season for small retailers, restaurants, local manufacturers and artists, and the people they employ," said Kate Sofis, Director, Office of Economic and Workforce Development. "As San Franciscans begin their holiday shopping this season, we're encouraging residents and visitors alike to shop local by visiting our neighborhood corridors or by ordering online from local retailers. Our diverse merchants are the bedrock of our communities and our economy. By directing our spending locally, we will ensure this Holiday Season will be an important milestone for our City's economic recovery from the impacts of COVID-19."

To support the promotion of the Shop and Dine in the 49 campaign, San Francisco introduced legislation sponsored by Supervisor Stefani to waive permit fees for businesses seeking to conduct sidewalk retail sales between December 4th and 5th and December 11th and 12th, two of the busiest shopping weekends during the holidays.

"Small businesses are an essential part of what makes San Francisco such a vibrant and desirable place to live, work and visit," said District 2 Supervisor Catherine Stefani. "As we emerge from the pandemic, we must do everything we can to support our local, small businesses to ensure they fully recover. I urge every single San Franciscan to join me and Shop and Dine in the 49 this holiday season."

Additionally, the Shop and Dine in the 49 campaign will partner with BART to promote local businesses accessible by public transit. BARTable, a website dedicated to promoting BART-accessible activities, will feature information on independently-owned businesses within a six-block radius of a BART station and provide promotional offers to riders.

"It's important for us to uplift local businesses, especially during this challenging time," said Rodney Fong, President and CEO of the San Francisco Chamber of Commerce. "Local businesses make our merchant corridors the unique and vibrant streets that we all love so much and keep our economy healthy. That's why The San Francisco Chamber of Commerce is proud to support Shop & Dine in the 49."

San Francisco is home to more than 90,000 small businesses that create thousands of jobs that employ local residents. Currently, San Francisco residents spend hundreds of millions of dollars annually at out-of-town and online retailers. This number increased during COVID-19 when nationally, online retail sales increased from 11% to 14% of all retail according to the U.S Department of Commerce. Despite loosening restrictions, online sales for the third quarter of 2021 remain 13% of all sales nationally, with projections that this trend is more pronounced in California and San Francisco due to the frequency of online shopping in California as compared with other states.

"I believe that our economy in San Francisco is well on its way to recovery and the Shop and Dine in the 49 Campaign will help bring holiday shoppers into our businesses,"

said Maryo Mogannam, President of the San Francisco Council of District Merchants Association. “Directing consumer dollars to small businesses is critical to local jobs and our economic recovery. Shifting even one percent of our spending from online retailers to local retailers would generate millions of dollars for the San Francisco economy.”

“When my partner and I started EI Home, we wanted to bring beautiful items to our customers,” said Eric Wang, owner of EI Home. “What we did not expect is that we would become a part of the community. When you shop local you are not only supporting a small business, its owner and staff, you are supporting the community. We enjoy working with our customers in a space that invites them to touch and explore the works of artists and local makers.”

Shop and Dine in the 49 is a public-private partnership developed by the Mayor’s Office with the Office of Economic and Workforce Development, the Office of Small Business in partnership with local merchant associations, neighborhood community benefits districts, and the San Francisco Chamber of Commerce and the San Francisco Arts Commission. This year’s campaign is sponsored in part by Mastercard.

“Supporting neighborhood businesses is essential to the vitality and growth of city economies,” said Miguel Gamino, Executive Vice President of Global Cities, Mastercard. “Despite the challenges of the past couple of years, there has been a resurgence of entrepreneurship and innovation, and Mastercard is dedicated to helping small local businesses adapt, digitize and thrive. We’re pleased to be supporting the Mayor’s Office on this important initiative.”

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$63 million in grants and loans to support more than 3,000 small businesses, in addition to tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 1016 Pierce Street Project [2018-015061CUA]
Date: Tuesday, November 23, 2021 9:52:13 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Ajello, Laura (CPC)" <laura.ajello@sfgov.org>
Date: Monday, November 22, 2021 at 11:32 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Support for 1016 Pierce Street Project [2018-015061CUA]

Hello,

I received 2 emails from neighbors that support the CUA today. I am forwarding this one because it is addressed to the Commission. Let me know if you want the other email forwarded too. Both will be noted in the packet.

-Laura

From: Dan Furtado <dfurtado@pacbell.net>
Sent: Sunday, November 21, 2021 1:51 PM
To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>
Cc: cschmidt99@gmail.com
Subject: Support for 1016 Pierce Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the SF Planning Commission c/o Laura Ajello, Planner

My name is Dan Furtado. I have lived in the neighborhood for 18 years. I understand that the owners of 1016 Pierce Street — Jenny Griffin and Colin Schmidt — seek to authorize an additional dwelling unit and to merge the top two floors to increase the number of bedrooms for their family of five.

Jenny and Colin are excellent and friendly neighbors. They have lived in the house for 20 years and are very proud of their house. They are both active in the community and work for non-profit organizations in arts, youth development, and public education.

I support this project and support any action that would prevent Jenny and Colin from having to sell the

house and move out of the neighborhood and San Francisco all together.

Dan Furtado (resident building manager)

1015 Pierce St #106

SF, Ca - 94115

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 425 Broadway conditional use hearing December 2
Date: Tuesday, November 23, 2021 8:26:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2021-11-22 response to THD and CCDC letters 425 Broadway.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Vettel, Steven <SVettel@fbm.com>
Sent: Monday, November 22, 2021 5:12 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Cc: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Steve Saray (saraysteve@aol.com) <saraysteve@aol.com>; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>
Subject: 425 Broadway conditional use hearing December 2

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners. I am writing on behalf of Montgomery Place LLC, the project sponsor of the 42-unit 425 Broadway mixed use State Density Bonus project that is before you next Thursday, December 2. The hearing has been continued 3 times since its original hearing date, and we are ready to proceed on December 2.

Attached is a letter responding in some detail to a letter of opposition submitted by Telegraph Hill Dwellers on November 2 and a continuance request submitted by CCDC on November 3 (we agreed with CCDC to a 4-week continuance). As described in the attached letter, we have met twice with CCDC and the residents of the SRO building at 401 Broadway since November 3 and believe we have addressed their concerns. We also have the support of North Beach Neighbors and several nearby places of entertainment on Broadway.

One other item to note is that the project has added a 6th on-site BMR unit and now totals 42

units (36 market rate and 6 BMR units), compared to 36 market rate and 5 BMR units in the original 41-unit package. The amount of design professional office space has been reduced to accommodate the added BMR unit.

I would welcome the opportunity to discuss the project further with you prior to December 2 or to set up a virtual meeting with the project team. Please email me a good time to talk or call me at (415) 850-1931 at your convenience. Thank you and have a wonderful Thanksgiving holiday.

Steven L. Vettel

He/Him/His

svettel@fbm.com

D 415.954.4902 C 415.850.1931



**FARELLA
BRAUN + MARTEL LLP**^{he}

235 Montgomery Street 17th FL

San Francisco, CA 94104

www.fbm.com

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November 22, 2021

Hon. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 425 Broadway (Case No. 2017-015678CUA)
Conditional Use/State Density Bonus
Hearing Date: December 2, 2021

Dear President Koppel and Commissioners:

I am writing on behalf of Montgomery Place LLC, the project sponsor of the 42-unit 425 Broadway project (the "Project") in response to letters you received from Stan Hayes of the Telegraph Hill Dwellers on November 2 opposing the Project. Mr. Hayes's letter contains significant factual inaccuracies and asserts several incorrect legal arguments, as describe below. This letter also responds to the November 3 request from Maggie Dong of Chinatown Community Development Corporation requesting a continuance of the November 4 hearing. We agreed to a 4-week continuance, and during that time we have addressed the issues identified by Ms. Dong.

The Project at the southwest corner of Broadway and Montgomery Street is a mixed use condominium development consistent with the policies and zoning regulations of the Broadway NCD zoning district. Pursuant to the State Density Bonus law, and at the urging of the Planning Department, we increased the number of dwelling units from the 34 allowed by the Broadway NCD zoning to 42 total units, including 6 on-site inclusionary units. (The original 34 unit scheme had no on-site units but proposed to instead pay the Affordable Housing Fee). The project also includes eight small commercial suites, mainly below and at grade, five for design professional only offices and three ground floor retail storefronts, totaling 22,935 square feet of commercial use, well below the 34,102 square feet principally permitted by the Broadway NCD zoning. No public parking is proposed; the project includes only 17 residential parking spaces.

Health, Safety and Livability Impacts on Adjacent SRO Residents. The project is adjacent to the 401 Broadway SRO building. We made several project modifications on account of that adjacency and have met twice with the building residents and representatives of CCDC (on November 10 and November 17) to finalize those modifications in response to issues raised by the residents.

1. Light wells. 401 Broadway contains 32 SRO units, with the windows of 27 of the rooms opening onto Broadway, Montgomery Street and Verdi Alley, with five SRO units facing lightwells on the west face of the building. Our project will not affect the Broadway and Montgomery facing rooms, and our project maintains the 20-foot wide Verdi Alley separation between the south wall of 401 Broadway and our Montgomery building to maintain light and air to the south facing SRO units. To address the lightwell windows on the west façade of 401 Broadway (which provide light and air to a kitchen, bathrooms and a stairway, in addition to the five SRO units), we will incorporate matching light wells in the Broadway building's east façade. As shown in the attached drawing, the matching light wells will provide a 7'-3" separation between the two buildings. Our light wells will have no transparent windows facing 401 Broadway, will be painted white to maximize reflected light, will incorporate fresh air input to provide air flow into the 401 Broadway windows facing the light wells, will incorporate heliostats to direct sunlight into the light wells, and will have access doors so that our building's staff can remove any debris that may fall into the light wells. These modifications met with the consent of the residents at our November 17 meeting. The light wells are also fully consistent with the City's Residential Design Guidelines (pages 16 to 17) which encourage matching lightwells in adjoining buildings to address light and air impacts.
2. Verdi Alley landscape improvements. The SRO units on the south side of the hotel overlook Verdi Alley, which currently serves as a paved entry into the parking garage on our site. We will transform Verdi Alley into a landscaped pedestrian way open to the public, including hotel residents, and our Montgomery building is a full 20 feet away from the hotel property.
3. Construction period measures. We have incorporated construction period noise, air quality and vibration control measures into the project to minimize disruption to the hotel tenants. We have agreed to review those measures with the residents prior to their finalization and will provide a project liaison during construction for residents to contact with outstanding concerns.
4. Laundry facility. At the request of the residents, we will pay to install two washing machines and two dryers within the 401 Broadway building provided the owner of 401 Broadway agrees and a location in the building with access to plumbing and electric service can be found to install the washers and dryers. There are currently no laundry facilities in the building.

Please also note that the Zoning Administrator has determined today that the Department's notice of the Commission hearing and the signs posted at the site by the Project sponsor appropriately contained Cantonese language notice language and comply with all Planning Code requirements.

The State Density Bonus law requires the City to grant development standard waivers needed to facilitate the bonus units, plus one development standard concession, and not disapprove the project based on any subjective conditional use standards. In this case, we seek and are entitled to a waiver of the rear yard, bulk limits, and unit exposure requirements for a few units because those standards would physically preclude development of the bonus units. We are not seeking a waiver of the 65-foot height limit, any reduction in open space, or any increase in commercial space. We are also entitled to our single requested concession, which is to permit two of the five design professional office suites to slightly exceed 2,999 square feet in size, based on the documented expense to the project of further subdividing those two suites into four very small ones.

Contrary to state law, Mr. Hayes requests that the Commission exercise conditional use authority to disapprove the Project based not on objective Planning Code standards but on discretionary considerations, including his speculative gentrification arguments. He also requests that the Commission deny the three requested waivers and single concession, a request directly contrary to state law. We submit, and the Planning Department housing staff has confirmed, that under state law the Commission is without authority to deny conditional use authorization to this State Density Bonus project or deny the requested waivers and single incentive. "In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of [the Density Bonus Law] at the densities or with the concessions or incentives permitted by this section." (Cal. Gov't. Code § 65915(e)(1)).

Even without this state mandate, the project meets the applicable conditional use criteria.

Design Professional Office Space conditional use. Design professional office space is principally permitted in the Broadway NCD at the second floor and below up to a total of over 34,000 square feet, provided no single suite is larger than 2,999 square feet. Thus, contrary to Mr. Hayes's assertion, no conditional use authorization is required for the 17,995 square feet of design professional office space proposed, demised into five separate office suites ranging from 1,829 to 3,363 square feet in size. Conditional use is only needed under Planning Code section 121.2 because two of the five suites exceed 2,999 square feet (one is 3,348 and one is 3,363 square feet). The three retail storefronts and the other three design professional office suites are each smaller than 2,999 square feet. Section 121.2 does not restrict the total amount of commercial space in a project, only the use size of each commercial suite or storefront. The two suites, only slightly larger than 2,999 square feet, easily meet the criteria of Section 121.2, and in any event we are entitled to this single Density Bonus concession because of the significant additional cost the project would bear to further demise these two suites into four smaller ones, each with its own entry.

Height above 40 feet conditional use. The project's two buildings are 56 feet tall (Broadway building) and 64 feet tall (Montgomery building) as measured from Broadway, both below the 65 foot height limit. Nonetheless, Mr. Hayes requests that the Commission disapprove

any height above 40 feet, per Planning Code section 253.1. That Code section contains subjective standards the Commission may consider when reviewing projects between 40 and 65 feet in height in the 65-A-1 height and bulk district. However, because imposition of a 40-foot height limit would physically preclude the 42 density bonus dwelling units, we submit that the Commission is without authority under state law to deny this conditional use approval. Even if the office space (nearly all of which is at grade or below grade) was eliminated from the project, it is not physically possible to fit 42 units into a 40-foot tall project. This is especially true on Broadway, where in consideration of our place of entertainment neighbors we have not located dwelling units facing the street below the third floor.

In any event, our project meets the criteria of Section 253.1. The Planning Department issued a Historic Resource Evaluation determining that the size, massing and design of the project is consistent with the Jackson Square Historic District Extension. A copy is attached.

The Commission may not deny State Density Bonus development standard waivers if the development standards would physically preclude the bonus project. The Planning Department has confirmed that application of the Planning Code's rear yard, bulk and unit exposure development standards would physically preclude the project, including the bonus units. Accordingly, the City may not enforce those standards; rather, the City must grant the waivers pursuant to section 65915(e)(1) of the Government Code.

Mr. Hayes's argument that the City may deny waivers based on a finding that the project would adversely affect public health and safety is incorrect. That is the standard by which the City may deny a concession or incentive (section 65915(k)), not the legal standard applicable to waivers (section 65915(e)). To the contrary, there is no ability by the City to deny the waiver of a development standard that would physically preclude a density bonus project.

There is no evidence that two of the eight commercial suites exceeding 2,999 would create a significant public health or safety impact. As discussed above, the project is principally permitted under the Broadway NCD zoning to contain up to 34,102 square feet of commercial space with no conditional use requirement, provided each commercial space is 2,999 square feet in size or smaller. Accordingly, no concession or waiver is required for the 17,995 square feet we propose. The only conditional use concession we seek is for two of the eight commercial suites to exceed the 2,999 square foot conditional use threshold, each by less than 400 square feet, in order to reduce project costs. This single concession has no impact on the size of the project, its height, its adjacency to the 401 Broadway SRO building, or any shadow impacts in the area. Denial of the concession would only require costly interior modifications to those two suites but no reduction in the total amount of office space.

Accordingly, although a concession or incentive may be denied if the concession or incentive would cause significant public health or safety impacts, there is no evidence of that here. There is also no evidence that the use size concession has any impact on the Jackson Square Historic District Extension because, as noted above, denial of the concession would not reduce the size or alter the design of the project; it would only increase the number of

commercial suites from eight to ten. In any event, the Department's preservation staff has concluded that the project is compatible with and will have no adverse impact on any historic resources, including the Jackson Square Historic District Extension.

The Planning Commission has no authority to overrule a Class 32 CEQA exemption issued by the Planning Department. As you know, pursuant to Article 31 of the Administrative Code, CEQA exemptions are issued by the Department and are not appealable to the Planning Commission. Accordingly, Mr. Hayes's request that the Commission reject the Department's exemption determination is without legal merit. In any event, the Department conducted extensive environmental analysis of the project before issuing the exemption determination, including historic resource, geotechnical, noise and vibration, air quality, and open space shadow analyses. As a modestly sized infill project with no significant adverse environmental impacts, including no historic resource impacts, the Class 32 exemption determination was properly granted.

For all of the above reasons, we request that the Commission abide by the State Density Bonus law and approve the project with the waivers and single concession to which it is entitled. Mr. Hayes presents no evidence or argument that would support the Commission ignoring state law and rejecting the project.

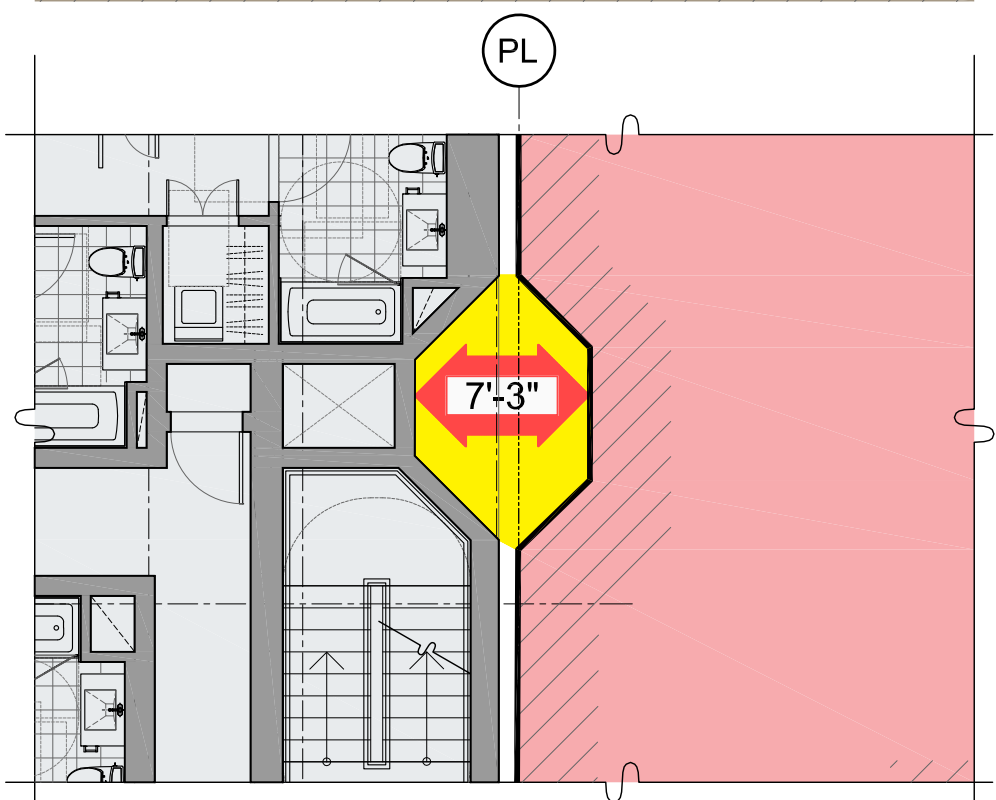
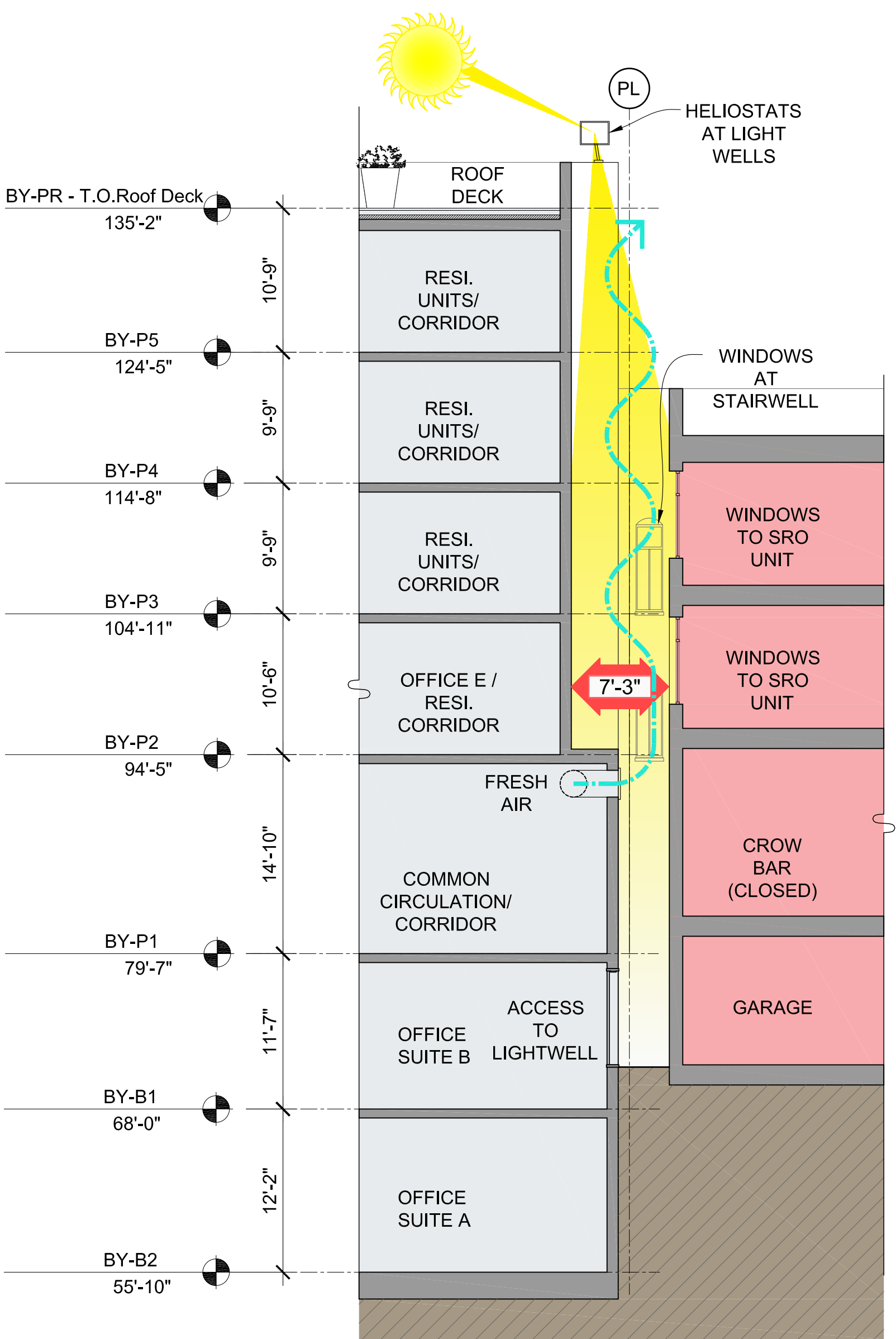
We also request that no further continuances be granted. The Project was originally scheduled for an October 7 hearing and has already been continued three times. We have met twice with the 401 Broadway residents and CCDC since the last continuance to finalize the project modifications requested by those residents and described above.

Very truly yours,



Steven L. Vettel

cc: Kathrin Moore, Vice President
Commissioner Delan Chan
Commissioner Frank Fung
Commissioner Theresa Imperial
Commissioner Sue Diamond
Commissioner Rachel Tanner
Jonas Ionin, Commission Secretary
Claudine Asbagh, planner
Sup. Aaron Peskin
Stan Hayes, Telegraph Hill Neighbors
Maggie Dong, Chinatown Neighborhood Development Corporation
Montgomery Place LLC
Ian Birchall & Associates





HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: 2017-015678ENV
Project Address: 425 Broadway
Zoning: Broadway NCD (Broadway Neighborhood Commercial) Zoning District
65-A-1 Height and Bulk District
Block/Lot: 0163/002
Staff Contact: Jonathan Vimr – 628-652-7319
Jonathan.Vimr@sfgov.org

Part II: Project Evaluation

Proposed Project:	Per Drawings Dated:
<input checked="" type="checkbox"/> Demolition / New Construction <input type="checkbox"/> Alteration	August 19, 2021

PROJECT DESCRIPTION

- Demolition of existing parking lot/structure
- Construction of two new buildings
- Building 1 is a mixed-use, seven story structure fronting Montgomery Street
- Building 2 is a mixed-use, five story structure fronting Broadway
- Portions of both structures would also run along Verdi Alley, which is currently occupied by the existing parking lot

DISTRICT COMPATIBILITY ANALYSIS

The proposed project's conformance with the District's Character-Defining Features:

As proposed, the project would demolish an existing, non-historic and non-contributory parking lot/parking structure and replace it with two new buildings alongside associated improvements to Verdi Alley. The parking lot/structure occupies a single L-shaped lot with frontage along Broadway to the north and Montgomery Street to the east and is located roughly at the center of the Jackson Square Historic District Extension ("JSE"). Listed in the California Register of Historical Resources, the JSE is a distinct district but also effectively extends the original Jackson Square Historic District's northern boundary up to the centerline of Broadway between Sansome and Kearny Streets. As noted in the nomination form for the JSE, the predominant building type is a commercial block of two to three stories with vernacular classical revivalist cornices and deep-set windows in a regular pattern. Though brick is the most ubiquitous cladding material in the district by a good margin, stucco is the second most common facing material. And as in the original Jackson Square Historic District, the JSE nomination states that "there are a few buildings on larger lots, and a few taller ones, but these do not intrude."¹

¹ Anne Bloomfield, "Jackson Square Historic District Extension," California Register of Historical Resources Nomination Form (Sacramento, CA: California Office of Historic Preservation, 1982), Section 7b.

The project follows this pattern as it occupies the single largest lot in the JSE, and would construct two structures that, while taller than the typical three stories, are unobtrusive and well connected to their context. The Montgomery Street structure (“Building 1”) follows the strictly defined stepping pattern established its downhill neighbor (909 Montgomery), rising two stories above it in height and being comparable to that of the structure directly across the street (930 Montgomery). The design of Building 1 further relates to the district and its context by utilizing brick cladding to transition from the neighboring 909 Montgomery to the remainder of new building, which is clad in a lightly toned stucco system. And while the higher volumes of fenestration as well as angled bays along Building 1’s Verdi Alley elevation are more distinct from the character of the district, these are restricted to a secondary elevation, provide differentiation from the historic buildings, and are ameliorated through the use of a flat front and more uniform fenestration at the Montgomery Street façade. Compatibility is also achieved via recessed windows throughout, simple abstracted cornices, and decorative brick string courses to better articulate that portion of the façade. Relating directly to its surroundings and not intruding on the lower-scaled portions of the district, clad in the two most common materials in the district, and subtly incorporating typical features like string courses and punched openings, Building 1 is sufficiently compatible with the character of the JSE while being differentiated primarily through its broken up massing and treatment of the secondary, Verdi Alley elevation.

The new Broadway structure (“Building 2”) achieves general compatibility in a similar fashion. It features a flat façade with recessed, almost uniform fenestration, and the entirety of the four-story portion facing Broadway is clad in brick with solider coursing used to articulate the façade and create an architectural cap. The topmost, fifth level is setback to provide relief to the neighboring historic structures and is clad in a white stucco matching that used along much of Building 1. The ground floor storefronts are readily contemporary but do relate to the surrounding district through incorporation of a traditional—albeit abstracted—composition of bulkhead, display, and transom.

Secretary of the Interior Standard for Rehabilitation No. 9 states that new construction will not destroy historic materials, features and/or spatial relationships that characterize a property, and also that “new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity” of a historic property and its environment.² With their height, window systems, setback upper levels, and irregular elevations along Verdi Alley both of the new buildings appear to easily achieve sufficient differentiation from the historic district. But they also utilize the JSE’s two most characteristic cladding materials, feature flat and uniform front facades and setbacks for the aluminum window systems, incorporate details such as string courses and cornices without creating a false sense of history, and are of a scale directly tied to neighboring structures. Finally, the project replaces a parking lot with two largely compatible structures, effectively “filling in” the only lot within the district that is not yet developed with a building(s). With the JSE being typified by commercial block structures, the project fits well within it and returns Verdi Alley to a pedestrian-accessible area rather than a portion of a parking lot.

See *Cumulative Impacts Analysis* comments for additional information.

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project’s scope of work:

- ☐ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☐ **Will** cause a significant adverse impact to a **historic district / context** as proposed.
- ☐ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.
- ☒ **Will not** cause a significant adverse impact to a **historic district / context** as proposed.

² Anne E. Grimmer, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,” (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services), 2017. Page 76.

PROJECT IMPACT ANALYSIS

As discussed in detail above, the project is differentiated from but largely compatible with the JSE. This, paired with the fact that the project would not demolish a contributory property—or even a building—and would alter one of 32 parcels within the district, ensures that it could not cause an adverse impact resulting in material impairment to the JSE or any of the neighboring districts and potential historic resources.

CUMULATIVE IMPACTS ANALYSIS

The project site is located within the JSE, but also borders the original Jackson Square Historic District, is within two blocks of the Old Ohio Street Houses Historic District and is within the survey area included in the community-initiated North Beach Historic Context Statement (“HCS”), which remains in draft form.³ With that said, the project would not result in the removal or alteration of any contributory property and is largely compatible with the JSE. As such the project would not result in any cumulative impacts to historic resources.

³ While no findings have been made and the draft HCS has yet to be reviewed, finalized, or adopted by the Historic Preservation Commission, the community group sponsoring the HCS has indicated their belief that a new, expanded North Beach historic district could potentially represent the entirety of the expanded survey area (exceeding thousands of properties in total), with almost all properties within it being contributory.

PART II: Principal Preservation Planner Review

Signature:



Date: 9/16/2021

Elizabeth Gordon-Jonckheer, *Principal Planner*
Northwest Team & Historic Preservation, Current Planning Division

CC: Christy Alexander, AICP, Senior Planner
Northeast Team, Current Planning Division
Racial & Social Equity Plan Team, Community Equity Division

HRER PART II ATTACHMENTS:

☒ Architectural Plans, dated: August 19, 2021.

From: [CPC-Commissions Secretary](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 11:59:02 AM
Attachments: [Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Time to Legalize Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
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[Support Legalizing Apartments Everywhere!.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Daniel Rozycki <info@email.actionnetwork.org>
Sent: Thursday, November 18, 2021 12:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Legalizing Apartments Everywhere!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Daniel Rozycki

drozycki16@gmail.com

San Francisco, California 94122

From: anton@hbinvestmentgroup.com
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:53:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

anton@hbinvestmentgroup.com

,

From: [John Holtzclaw](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:47:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

John Holtzclaw
john.holtzclaw@sierraclub.org

San Francisco, California 94133

From: [Aaron Almanza](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:40:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thanks,
Aaron

Aaron Almanza
j.aaron.almanza@gmail.com

San Francisco, California 94110

From: [michael dimas](#)
To: [CPC-Commissions Secretary](#)
Subject: Time to Legalize Apartments Everywhere!
Date: Thursday, November 18, 2021 1:35:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

michael dimas
mickdimas@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Vote No on Dwelling Unit Density Exception in RHDs
Date: Friday, November 19, 2021 12:39:22 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Daun Bhasavanich <dbhasa@gmail.com>
Sent: Thursday, November 18, 2021 4:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>
Subject: Vote No on Dwelling Unit Density Exception in RHDs

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Planning Commissioners,

Please vote no on the Dwelling Unit Density Exception in RHDs. While it is clearly understood that more housing is needed, such a blanket approach to increasing density throughout the residential neighbourhoods without a fine-grained study is unwise.

Allowing the increased density as a matter of right can become an open invitation to developers and speculators to tear down and build thoughtlessly. Surely, many neighbourhoods can accommodate the loss of historic fabric the new construction will bring, but for some the character will be destroyed. A more careful study must be done and **must** define specific districts and sites where this can apply.

The proposal sounds more like a half-baked idea to gain notoriety as a City committed to solving the housing crisis, rather than a carefully thought-out plan aimed at smart insertions of increased density.

The Planning Department should get to work and create a master plan that addresses these issues, not simply change a density number in the Planning Code and expect a result that San Francisco deserves.

Respectfully yours,

Daun Bhasavanich

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3055 Clement St
Date: Monday, November 22, 2021 8:33:39 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Lisabusbyca <lisabusbyca@gmail.com>
Sent: Sunday, November 21, 2021 11:38 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>
Subject: 3055 Clement St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings,

I am writing to protest the construction of 3055 Clement St. as it has been proposed.

7 units and 20 bedrooms with no garage and off street parking is not tenable in a neighborhood where so many, including myself, already park on the street. With the rising rates of crime and homelessness in our neighborhood, you are putting our safety at risk, forcing us to search for parking farther away from our homes when we return from work late at night.

I demand that off street parking for new tenants is included in this plan. I also demand that the building not exceed the height of the building across the street, one of the tallest in the neighborhood at 4 stories.

Thank you,
Lisa Busby

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SENATOR SCOTT WIENER ANNOUNCE FUNDING FROM STATE FOR BUCHANAN MALL RENOVATIONS
Date: Friday, November 19, 2021 1:14:57 PM
Attachments: [11.19.2021 Buchanan Street Mall.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, November 19, 2021 at 1:07 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SENATOR SCOTT WIENER ANNOUNCE FUNDING FROM STATE FOR BUCHANAN MALL RENOVATIONS

FOR IMMEDIATE RELEASE:
Friday, November 19, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED AND SENATOR SCOTT WIENER
ANNOUNCE FUNDING FROM STATE FOR BUCHANAN
MALL RENOVATIONS**

Project will receive \$4.8 million in state funding secured by Senator Wiener for improvements

San Francisco, CA — Mayor London N. Breed and State Senator Scott Wiener today announced the allocation of \$4.8 million in state funding secured by Senator Wiener to renovate the Buchanan Street Mall, which stretches five blocks across San Francisco's Western Addition. Today's announcement brings the total funding for the project to \$9.65 million. This includes \$2 million earmarked for the Mall's renovation in the Health and Recovery Bond passed by San Francisco voters in 2020.

"This significant investment ensures that residents of the Western Addition will have a beautiful park and gathering space for generations to come," said Mayor Breed. "This community-led project includes years of work, input, and vision from the people who live here and know this neighborhood best. I want to thank Senator Wiener for securing the funding to push this project forward."

"I'm thrilled to deliver this investment in the Buchanan Street Mall," Senator Wiener said. "This community has a vision that deserves to be realized: a dynamic, engaging and safe park that reflects the neighborhood's history and culture."

The Buchanan Street Mall stretches five consecutive blocks between Eddy and Grove streets. The vision for the Buchanan Street Mall Project, developed in an ongoing partnership with the community since 2014, is to create a vibrant, safe, and equitable gathering space that encourages interaction between people of all ages. The project's design includes a flexible open plaza, creative new playground, sports courts, adult exercise equipment, a barbecue area, community gardens, a canopy stage for events, expansive lawns for relaxing, and a Memory Walk incorporating art and interpretive elements to tell the stories of the neighborhood.

The project is a partnership between the San Francisco Recreation and Park Department, Citizen Film, Green Streets, The Trust for Public Land, the Exploratorium's Studio for Public Spaces, and the San Francisco Park Alliance.

"We have a phenomenal opportunity to show what's possible at the Buchanan Mall," said San Francisco Recreation and Park Department General Manager Phil Ginsburg. "The vision for an inclusive and creative hub for recreation and neighborhood pride has been guided every step of the way by the community and we can't wait to move forward."

"The Buchanan Street Mall project isn't just about creating a beautiful new park, but is also about giving the Fillmore community a place to celebrate the rich history of their neighborhood and a place to inspire hope for a healthier, safer future," said Guillermo Rodriguez, California State Director for The Trust for Public Land. "The determination from so many to take this park from idea to action is truly inspiring and The Trust for Public Land is proud to celebrate being one step closer to bringing it to reality."

The Buchanan Street Mall was built by the then-San Francisco Redevelopment Agency, opened to the public in 1975, and transferred to the Recreation and Park Department in 1976. The park underwent major renovations in the late 1980s and early 1990s and received repairs in the early 2000s. After years of underuse, the Buchanan Street Mall came alive again in 2015 after the partnership installed temporary activations that drew neighbors, including gardens, benches, archways, historical photos, lighting, and two "audio-domes" providing stories from the neighborhood.

Following an extensive community-led public engagement process that documented the community's needs and aspirations for the park, the project partners developed a vision plan for the future of Buchanan Mall in 2018. With the secured funding, construction on the first block, between Turk and Golden Gate streets, is scheduled to begin in early 2023.

Through Buchanan Change, a group facilitated by Citizen Film and funded by the Trust for Public Land, youth ambassadors from the neighborhood interviewed elders about the neighborhood's history and future.

"The Fillmore Neighborhood was redeveloped in the 1960s and 70s without the developers making an effort to understand or adapt to the needs of the residents who were directly impacted by the urban renewal," said Widya Batin, a San Francisco State University student and youth ambassador. "Buchanan Change has been soothing old wounds with a community-driven vision of the Buchanan Mall that will inspire the future by remembering leaders of Fillmore/Western Addition's past and honoring those leaders still making the change today."

The Buchanan Street Mall project is currently under consideration for an additional \$5.8

million grant through Proposition 68. If awarded, the grant would expand the scope of the first phase of project construction to include improving the block between Eddy and Turk streets. Passed by voters in 2018, Prop 68 allocates funding through the Coastal Conservancy to create parks, enhance river parkways, and protect coastal forests and wetlands, as well as projects that address climate change.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 25, 2021
Date: Friday, November 19, 2021 11:37:30 AM
Attachments: [20211125_cancel.docx](#)
[20211125_cancel.pdf](#)
[Advance Calendar - 20211125.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,

Attached are your Calendars for November 25, 2021.

Please note that we are scheduled to hold a Joint hearing with the Health Commission on December 16, 2021 @ 10:00 am. Please advise you are NOT able to attend.

Happy Thanksgiving!

Cheers,

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7589 | www.sfplanning.org

[San Francisco Property Information Map](#)



CPC Hearing Results 2021

To: Staff
From: Jonas P. Ionin, Director of Commission Affairs
Re: Hearing Results

NEXT MOTION/RESOLUTION No: 21040

NEXT DISCRETIONARY REVIEW ACTION No: 765

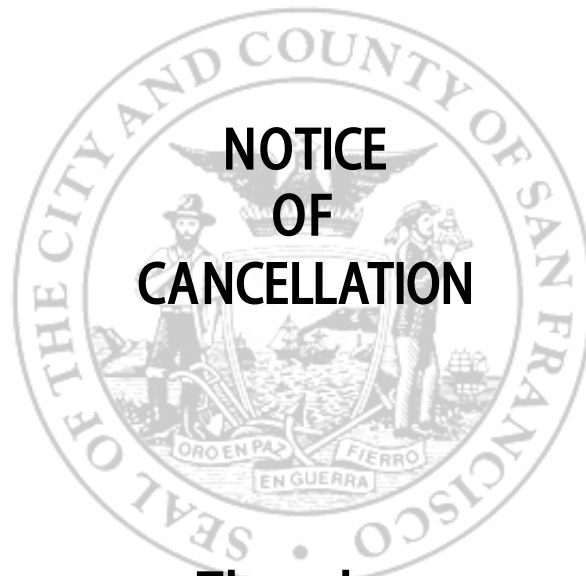
DRA = Discretionary Review Action; M = Motion; R = Resolution

November 18, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-022510CRV	240-250 Church Street	Hicks	Continued to December 2, 2021	+7 -0
	2016-000302DRP	460 Vallejo Street	Winslow	Continued to January 13, 2022	+7 -0
	2019-022419DRP	312 Utah Street	Winslow	Continued to January 20, 2022	+7 -0
	2019-014461CUA	1324-1326 Powell Street	Enchill	Continued Indefinitely	+7 -0
	2021-003142CUA	333 Fremont Street	Giacomucci	Withdrawn	
	2019-022830AHB	3055 Clement Street	May	Continued to January 13, 2022	+7 -0
		Draft Minutes for October 28, 2021	Ionin	Adopted	+7 -0
		Draft Minutes for November 4, 2021	Ionin	Adopted	+7 -0
R-21030	2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in Residential Districts [Board File No. 210564]	Merlone	Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff	+7 -0
R-21031	2021-010762PCA	Four-Unit Density Exception for Residential Districts [Board File No. 210866]	Merlone	Approved with Modifications with Comments from Commissioners to be conveyed by Supervisorial Aide Bintliff	+7 -0
	2019-023037ENVGPA	Waterfront Plan Update	Snyder	Reviewed and Commented	
M-21032	2017-012086ENV	770 Woolsey Street	Delumo	Certified	+6 -0 (Fung absent)
M-21033	2017-012086ENV	770 Woolsey Street	Durandet	Adopted Findings	+6 -0 (Fung absent)
M-21034	2017-012086CUA	770 Woolsey Street	Durandet	Approved with Conditions	+6 -0 (Fung absent)
M-21035	2019-013276ENX	560 Brannan Street	Liang	Approved with Conditions	+4 -2 (Imperial, Chan against; Fung absent)
M-21036	2019-005907CUA	1151 Washington Street	Guy	Disapproved	+5 -1 (Diamond against; Fung absent)
M-21037	2019-013808CUA	4300 17th Street	Horn	Disapproved using the original Disapproval Motion incorporating Findings articulated by Commissioners	+4 -2 (Tanner, Koppel against; Fung absent)

	2019-013808VAR	4300 17th Street	Horn	ZA Closed the PH and indicated an intent to Deny	
M-21038	2021-003400CUA	900 Irving Street	Agnihotri	Approved with Conditions	+6 -0 (Fung absent)
M-21039	2021-006602CUA	1881-1885 Lombard Street	Ajello	Approved with Conditions	+6 -0 (Fung absent)
DRA-764	2020-009358DRP	2605 POST STREET	Winslow	No DR	+6 -0 (Fung absent)

SAN FRANCISCO PLANNING COMMISSION



NOTICE OF CANCELLATION

Thursday, November 25, 2021

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, November 25, 2021** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, December 2, 2021**.

Commissioners:
Joel Koppel, President
Kathrin Moore, Vice President
Deland Chan, Sue Diamond, Frank Fung,
Theresa Imperial, Rachael Tanner

Commission Secretary:
Jonas P. Ionin

Hearing Materials are available at:
Website: <http://www.sfplanning.org>
Planning Department
49 South Van Ness, Ste 1400
San Francisco, CA 94103

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

CPC ADVANCE CALENDAR

2:18 PM 11/19/2021



To: Planning Commission
From: Jonas P. Ionin, Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

October 28, 2021 - CLOSED			
Case No.	Diamond, Chan - OUT		Planner
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's <i>Planning Code Amendment</i>	fr: 9/23 to: 11/18	Merlone
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23 to: 12/9	Sucre
2020-005729CUA	4 Seacliff Ave <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>	fr: 9/23	May
2020-009025CUA	5915 California Street <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		Young
2020-009146CUA	247 Upper Terrace <i>New construction of 2-unit dwelling within Corona Heights SUD</i>		Horn
2021-004963CUA	3415 California St <i>ground floor cannabis retail use</i>		Agnihotri
2021-002667DRP-03	4763 19th Street <i>Public-Initiated DR</i>	fr: 9/9; 10/21	Winslow
2020-008529DRP	1857 Church Street <i>Public-Initiated DR</i>		Winslow
November 4, 2021 - CLOSED			
Case No.			Planner
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21 to: 12/9	Hoagland
2021-005183CUA	2040 Chestnut Street <i>formula retail use establishment (dba Sweetgreen)</i>	CONSENT	Jimenez
	Overview of General Plan Amendments <i>Informational</i>		Rodgers
2019-011944OFAVAR	660 3rd St <i>Small cap office allocation to abate code enforcement case</i>	fr: 8/26; 10/14	Westhoff
2017-015678CUA	425 Broadway <i>TBD</i>	fr: 10/7; 10/14	Alexander
2019-020031CUAVAR	2867 San Bruno Ave <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9, 9/23	Durandet
2021-000209CUA	733 Treat Avenue <i>demo and new construction of a four-story building containing 6 dwelling units and one ADU</i>	fr: 10/21	Samonsky
2016-013012CUA	478-484 Haight St <i>BMR condition amendment</i>		May
2018-013451PRJ	2135 Market Street <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		Horn
2018-007380CUAVAR	1320 Washington Street <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2021-000215CUA	400 Hyde St.		Hoagland

CPC ADVANCE CALENDAR

2:18 PM 11/19/2021

2020-007481CUA	<i>new telecom facility</i> 5367 Diamond Heights Blvd. (1900 Diamond St.)	fr: 8/26; 10/14	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>		
2021-000182DRP	140 20th Avenue		Winslow
	<i>Public-Initiated DR</i>		
2018-003779DRP-02	619 22nd Avenue		Winslow
	<i>Public-Initiated DR</i>		

November 11, 2021 - CANCELED			
Case No.			Planner

November 18, 2021 - CLOSED			
Case No.			Planner
2019-022510CRV	240-250 Church Street	to: 12/2	Hicks
	<i>State Density Bonus, new construction of a 7-story, 24 unit mixed-use building</i>		
2021-003142CUA	333 Fremont Street	CONSENT	Giacomucci
	<i>Wireless CUA</i>	fr: 8/26	
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's	fr: 9/23; 10/28	Merlone
	<i>Planning Code Amendment</i>		
2019-023037ENVGPA	Waterfront Plan Update		Snyder
	<i>Informational</i>		
2017-012086ENV	770 Woolsey Street		Delumo
	<i>FEIR</i>		
2017-012086CUA	770 Woolsey Street		Durand
	<i>Conditional Use Authorization for a Planned Unit Development</i>		
2019-014461CUA	1324-1326 Powell Street	fr: 9/30	Enchill
	<i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>		
2019-013808CUAVAR	4300 17th Street	fr: 9/2; 10/14	Horn
	<i>New Construction is Corona Heights SUD</i>		
2019-022830AHB	3055 Clement St		May
	<i>HOME-SF project</i>		
2019-013276ENX	560 Brannan Street		Liang
	<i>Demo new construction of 120 units using SDB</i>	fr: 10/21	
2019-005907CUA	1151 Washington Street		Guy
	<i>CU for residential expansion > 2,000 sf without adding density</i>		
2021-003400CUA	1285 10th Ave / 900 Irving St		Agnihotri
	<i>ground floor cannabis retail use</i>		
2021-006602CUA	1881-1885 Lombard St		Ajello
	<i>Cannabis Retail use with on-site consumption lounge</i>		
2020-009358DRP	2605 Post Street		Winslow
	<i>Public-Initiated DR</i>		
2019-022419DRP	312 Utah Street		Winslow
	<i>Public-Initiated DR</i>		
2016-000302DRP	460 Vallejo Street	fr: 9/30	Winslow
	<i>Public-Initiated DR</i>		

November 25, 2021 - CANCELED			
Case No.			Planner

December 2, 2021		
Case No.		Planner
2020-008417CWP	Economic Recovery and Work Spaces <i>Informational</i>	Pappas
2019-020115ENV	SFPUC Ocean Beach Climate Change Adaptation Project <i>Informational</i>	Moore
2019-022510CRV	240-250 Church Street <i>State Density Bonus</i>	fr: 11/18 Hicks
2018-009812CUA	1268 17th Avenue <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>	fr: 10/21 Dito
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>	fr: 10/21 Young
2017-013784CUA	2976 Mission Street <i>demolish the existing construct a six-story, mixed use building</i>	Giacomucci
2020-008133CUA	228 Vicksburg St <i>Demo SFR and Construct 2-unit dwelling</i>	Horn
2021-000997DRP	801 Corbett Avenue <i>Public-Initiated DR</i>	Winslow
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	fr: 10/28 Winslow

December 9, 2021		
Case No.		Planner
	Group Housing <i>Informational</i>	Grob
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23; 10 Sucre
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21; 11/4 Hoagland
2021-004141DRP	2000 Oakdale Avenue <i>Install cannabis store/office space in existing first floor office space.</i>	Christensen
2017-013947DRP	310 Green St <i>Public-Initiated DR</i>	Winslow

December 16, 2021 - Joint with Health		
Case No.		Planner
	CPMC <i>Informational Update</i>	Purl

December 16, 2021		
Case No.		Planner
	2022 Hearing Schedule <i>Adoption</i>	Ionin
2021-009791CUA	1501C Sloat Boulevard <i>Formula Retail – Change from Sprint to T-Mobile in Lakeshore Plaza</i>	CONSENT Cisneros
2018-000983OTH	San Francisco Commercial Strategies <i>Informational</i>	Nickolopoulos
2015-005983CUAVAR	850 Bush Street	Foster

CPC ADVANCE CALENDAR

2:18 PM 11/19/2021

CUA for height above 50 feet in RC Zoning District

2019-017009DRP **616 Belvedere Street** Winslow

Public-Initiated DR

2019-022661DRP **628 Shotwell Street** Winslow

Public-Initiated DR

December 23, 2021 - CANCELED

Case No. Planner

December 30, 2021 - CANCELED

Case No. Planner

January 6, 2022

Case No. Planner

2021-010563DRP **192-196 Laidley Street** Winslow

Public-Initiated DR

2016-008167DRP **65 Normandie Terrace** Winslow

Public-Initiated DR

January 13, 2022

Case No. Planner

2020-004398PRJ **SFO Shoreline Protection Program** Li

Informational

2018-013597ENV **Portsmouth Square Improvement Project** Calpin

EIR Certification

January 20, 2022

Case No. Planner

January 27, 2022

Case No. Planner

2018-014727AHB **921 O'Farrell Street** Hoagland

AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO RELEASES UPDATED VISION ZERO ACTION STRATEGY TO PREVENT TRAFFIC DEATHS
Date: Friday, November 19, 2021 10:45:33 AM
Attachments: [11.18.2021 Vision Zero Action Strategy.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, November 18, 2021 at 12:47 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO RELEASES UPDATED VISION ZERO ACTION STRATEGY TO PREVENT TRAFFIC DEATHS

FOR IMMEDIATE RELEASE:

Thursday, November 18, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**SAN FRANCISCO RELEASES UPDATED VISION ZERO
ACTION STRATEGY TO PREVENT TRAFFIC DEATHS**

Update includes focus on reducing street speeds under new state law and expanding Quick-Build projects to deliver safe street projects faster and more efficiently

San Francisco, CA — Mayor London N. Breed today announced the release of the updated Vision Zero Action Strategy, which lays out a citywide, multi-agency plan for creating slower streets and safer crossings. This strategy was developed by the City and County of San Francisco, co-chaired by the San Francisco Municipal Transportation Agency and the Department of Public Health, with leadership from the Mayor's Office, the Board of Supervisors, and in coordination with local community groups, advocacy organizations, and residents.

In 2014, San Francisco adopted Vision Zero—a commitment to eliminate traffic deaths and reduce severe injuries. This updated Action Strategy expands on lessons learned since committing to Vision Zero in 2014 and commits to new approaches. These approaches include applying the City's Quick-Build program across the High-Injury Network, where 75% of severe injuries and deaths occur, and implementing policies that reduce speeds, including under a new state law that allows the City to lower speeds on certain streets to 20 miles per hour.

"Too many have died on San Francisco streets, and too many struggle with the loss of loved

ones or the lifelong challenges of severe injuries,” said Mayor London Breed. “The proven strategies being employed here to reduce bureaucracy to make quick and safe improvements and to slow speeds on our streets will help us to save lives and make our city safer for all. But this work is going to take more than transportation projects. We also need more housing near transit and jobs to encourage San Franciscans to shift their travel modes away from vehicle trips and toward sustainable options like biking, walking, and transit.”

“Everyone in San Francisco deserves safety. For the past seven years, we have committed to maximizing safety on city streets and eliminating traffic deaths. And with the approval of Assembly Bill 43 (Friedman) and expanding the SFMTA’s Quick-Build Program, we will continue collaborating with our City partners and urgently prioritizing these policies and strategies to end deaths and reduce severe injuries.” – Jeffrey Tumlin, SFMTA Director of Transportation.

The Updated Vision Zero Strategy can be read [here](#).

Quick-Build Program

In 2019, San Francisco launched a Quick-Build program to deliver safe-streets projects at one tenth of the cost of traditional capital projects, and in a fifth of the time. Through the Action Strategy, the City is committing to applying the Quick-Build toolkit on the entire High Injury Network—the 13% of city streets that account for 75% of severe injuries and deaths—by 2024.

More than 80 miles of safety improvements have already been completed or are in planning or construction on the High Injury Network. This Action Strategy commits the City to applying the Quick-Build toolkit on the remaining 80 miles of the High Injury Network by 2024.

Slower Speeds

This Action Strategy commits the City to developing a comprehensive speed management plan that not only reduces speed limits, but includes complementary tools like education, outreach, and traffic calming. A key first step in this effort is using AB 43 to implement 20 mph zones throughout the City starting in 2022. AB 43. Starting January 2022, the City will move to lower speed limits by 5 mph (from 25 mph to 20 mph, or 30 mph to 25 mph) in certain business activity districts. Even slowing traffic down by 5 mph can make a difference of whether or not someone survives a crash, and AB 43 will enable SFMTA to set speeds that promote safer streets for all along business corridors.

Equity Focus

The Action Strategy commits to maintaining a focus on equity. A disproportionate number of San Francisco’s high-injury streets pass through low-income and disadvantaged communities, and the City is targeting safe-streets investment in areas that have been historically under-resourced. That means the City will 1) strengthen community engagement with community leaders to ensure safety projects reduce injury inequities and do not exacerbate existing ones and 2) complete safety projects first in areas where vulnerable users travel and in Communities of Concerns. Safety projects and programs can advance equity and repair historic injustices, and the City is seeking proven enforcement alternatives like speed cameras that can reduce bias in monitoring important safety laws.

"This strategy reaffirms the City's commitment to Vision Zero and is focused on what can most quickly save lives. We're grateful to the City for listening to communities and responding with a more aggressive plan for safer streets." – Jodie Medeiros, Walk SF

The Action Strategy also commits to developing an Active Transportation Network, or a connected grid of Slow Streets that are low-car and car-free, by 2024. Supporting more people walking and biking on safe streets helps it to be safer for everyone traveling.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR HILLARY RONEN ANNOUNCE PLAN TO FORGIVE \$26 MILLION LOAN TO SAN FRANCISCO SCHOOL DISTRICT
Date: Friday, November 19, 2021 10:44:09 AM
Attachments: [11.19.2021 SFUSD Funding.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Friday, November 19, 2021 at 10:04 AM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR HILLARY RONEN ANNOUNCE PLAN TO FORGIVE \$26 MILLION LOAN TO SAN FRANCISCO SCHOOL DISTRICT

FOR IMMEDIATE RELEASE:

Friday, November 19, 2021

Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED AND SUPERVISOR HILLARY
RONEN ANNOUNCE PLAN TO FORGIVE \$26 MILLION LOAN
TO SAN FRANCISCO SCHOOL DISTRICT**

*Loan originally made in 2019 helped cover educator wages during litigation will be forgiven
pending adoption of a long-term financial stabilization plan*

San Francisco, CA — Mayor London N. Breed and Supervisor Hillary Ronen today announced a plan to forgive a \$26.6 million loan made to the San Francisco Unified School District (SFUSD). The loan was made in 2019 by the City at the Mayor's direction to advance funds for the Proposition G Living Wages for Educators Act (LWEA) parcel tax, which was under litigation at the time.

Due to pending litigation on Proposition G, approximately \$150 million has been withheld from SFUSD over the course of the last three years. Rather than halt salary increases promised under LWEA, the District continued to pay the increases, with support in part from a \$26.6 million loan from the City and County that would be repaid to the City upon favorable resolution of Proposition G. On Wednesday, the Courts ruled in favor of the School District on Proposition G, and therefore the City is now able to collect on that loan since the District will have access to the frozen funds.

However, given the fact the District is currently facing a \$125 million budget shortfall for the

upcoming fiscal year that will continue to deepen due to ongoing structural budget challenges, the Mayor and Supervisor Ronen are moving forward with a plan to forgive the loan. The California Department of Education (CDE) has taken steps to monitor the District's financial condition including assignment of a fiscal expert to provide technical assistance and advice to the Board of Education and SFUSD administration. Rather than collecting the loan, the Mayor will introduce legislation forgiving the full \$26.6 million upon the adoption of a comprehensive multi-year plan to stabilize the district's finances and operations and a budget for the coming fiscal year that begins to implement that plan.

"Our schools are facing an uncertain and dire fiscal future, so forgiving this loan is the right thing for the City to do to support our kids and our families," said Mayor London Breed. "Tying the forgiveness of these loans to the execution of a comprehensive plan will ensure that these critical dollars are part of a long-term effort to stabilize our District and our schools. We will continue to do what we can to support the School District and help get them on the path to success."

"Our public schools are chronically underfunded, right here in San Francisco and throughout the State. It is one of the great embarrassments of California," said Supervisor Ronen. "Our City government has stepped up time and time again to support our public school, students, and educators. We will continue to do so but also expect additional support from the State. We also need School District leaders to focus on its core duties, putting student wellbeing at the center of all financial decisions."

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Vote No on Dwelling Unit Density Exception in RHDs
Date: Thursday, November 18, 2021 4:22:25 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Daun Bhasavanich <dbhasa@gmail.com>
Sent: Thursday, November 18, 2021 4:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>
Subject: Vote No on Dwelling Unit Density Exception in RHDs

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Planning Commissioners,

Please vote no on the Dwelling Unit Density Exception in RHDs. While it is clearly understood that more housing is needed, such a blanket approach to increasing density throughout the residential neighbourhoods without a fine-grained study is unwise.

Allowing the increased density as a matter of right can become an open invitation to developers and speculators to tear down and build thoughtlessly. Surely, many neighbourhoods can accommodate the loss of historic fabric the new construction will bring, but for some the character will be destroyed. A more careful study must be done and **must** define specific districts and sites where this can apply.

The proposal sounds more like a half-baked idea to gain notoriety as a City committed to solving the housing crisis, rather than a carefully thought-out plan aimed at smart insertions of increased density.

The Planning Department should get to work and create a master plan that addresses these issues, not simply change a density number in the Planning Code and expect a result that San Francisco deserves.

Respectfully yours,

Daun Bhasavanich

From: [CPC-Commissions Secretary](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 12:57:13 PM
Attachments: [Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Dmitry Kislyuk <info@email.actionnetwork.org>
Sent: Friday, November 19, 2021 6:03 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Legalizing Apartments Everywhere!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

-Dmitry Kislyuk, D5 resident

Dmitry Kislyuk

kislyuk.d@gmail.com

San Francisco, California 94117

From: [Laurie Fraker](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 12:35:42 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Laurie Fraker
ljfraker@hotmail.com
314 N. Wilson St.
El Centro, California 92243

From: [WILLIAM WEIHL](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 11:49:08 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

We need more housing in SF and in CA overall. I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thank you!

Best,
Bill Wehl

WILLIAM WEIHL
bill@weihl.com

San Francisco, California 94114

From: [Patrick McIntosh](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 11:19:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Patrick McIntosh
mystery2afan@gmail.com

Oceanside, California 92054

From: [James Ausman](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 11:15:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I am raising two daughters in San Francisco and I would like them to be able to afford it here someday, so I am passing on this letter.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

James Ausman
ausman@gmail.com

San Francisco, California 94110

From: [Janis Medina](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 10:56:15 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

As a Realtor for 35 years, I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Lack of affordable housing is ruining San Francisco, affecting long-time residents who cannot afford to stay as well as businesses who cannot find employees because of lack of affordable housing.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Janis Medina
jan@janmedina.com

San Francisco, California 94114

From: [William Godwin](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 10:47:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

William Godwin
wgodwinner@gmail.com

San Francisco, California 94118

From: [Ellen Yannis](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 9:04:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ellen Yannis
ellen.yannis@gmail.com

San Francisco, California 94114-1211

From: [Kyle Konrad](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 6:31:51 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Kyle Konrad
kyle.t.konrad@gmail.com

San Francisco, California 94110

From: [CPC-Commissions Secretary](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 12:42:18 PM
Attachments: [Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
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Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Nicholas Lipanovich <info@email.actionnetwork.org>
Sent: Thursday, November 18, 2021 4:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Legalizing Apartments Everywhere!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable

3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Nicholas Lipanovich
nicholas.lipanovich@gmail.com

2765 1/2 McAllister St
San Francisco, California 94118

From: [Michael Chen](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 10:52:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm writing to ask for your support for Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I am sad to see friends leaving because they can't afford a place to have kids, or to buy a place with security. It would be great to allow more neighborhoods to have gentle density like the Richmond.

Michael Chen
mychen10@yahoo.com
1688 Pine St Unit W1004
San Francisco, California 94109

From: [Paul Foppe](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 10:27:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. As a renter in the sunset, I'd be happy to see more housing density.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Paul Foppe
hugfoppe@gmail.com
2935 Judah St
San Francisco, California 94122

From: [Adam Levin](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 9:59:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Adam Levin
adamslevin@gmail.com

San Francisco, California 94111

From: [Karen Berger](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 9:41:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Karen Berger
kareneliseberger@gmail.com

Montrose, California 91020

From: [Carl Moore](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 9:35:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Carl Moore
castmoor@gmail.com

San Francisco, California 94122

From: [Will Wenham](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 9:19:28 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Will Wenham
wwenham@yahoo.com

San Francisco, California 94124

From: [Charles A Carriere](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 8:46:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Charles A Carriere
charlie.carriere@gmail.com

San Francisco, California 94109

From: [Daniel Gonzalez](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 8:37:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Daniel Gonzalez
daniel.gonzalez.4@gmail.com

San Francisco, California 94110

From: [Hillary Good](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 6:33:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Hillary Good
hillaryjgood@gmail.com

San Francisco, California 94123

From: [Matthew Janes](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 6:28:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thank you,
Matthew Janes

Matthew Janes
mjanes@gmail.com

San Francisco, California 94110

From: [Michael Sacks](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 6:27:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

San Francisco needs as much housing as possible, as fast as possible. No sense housing should be stopped!

Best,
Michael Sacks

Michael Sacks
michaelsacks@gmail.com

San Francisco, California 94123

From: [Martin Munoz](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 5:51:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to thank you for UNANIMOUSLY recommending Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. I am also calling on each Supervisor to support this legislation at the Land Use & Transportation Committee and at the full Board.

Frankly, it never made sense to me that in such a huge chunk of the City, developers are allowed to build multimillion dollar, four-story, single-family mega-mansions BY RIGHT but are barred from adding four moderately sized and moderately priced apartments within the same exact footprint. It simply baffles the mind that single family homes add ZERO affordable units, yet are treated as sacrosanct simply because they are the status quo.

As a tenant, Latino immigrant, queer person, and frankly, a young renter who depends on public transit and my own two feet to get around, I see San Francisco as a unique refuge. I could never even IMAGINE purchasing a multimillion dollar single family home in San Francisco, but I am LUCKY that I was able to find a moderately priced apartment unit in a 1920s 21-unit building that would be ILLEGAL to build in District 5 today. But it's become less and less attainable for people like me to even begin to CONSIDER making a home here as housing prices skyrocket.

Add to that the reality that the City has added hundreds of thousands of new jobs and has not come even close to matching that growth with new housing, affordable or otherwise, and you can see why so many people are genuinely hurting. We need to plan for 82K units of housing due to state law as it is — this modest proposal can help get us there with gentle density that conforms to existing development patterns while discouraging house flipping and mansion construction. We hear a lot about local control, and this legislation puts the future of San Francisco in San Francisco's hands, not Sacramento's. Even without the "threat" of RHNA, this is the RIGHT thing to do and it's a long time coming.

Please pass this legislation immediately!

Martin Munoz
D5 Tenant

Martin Munoz
martinmunozdz@gmail.com

San Francisco, California 94117

From: [Samantha Chavez](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 5:17:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Samantha Chavez
samanthacchavez@gmail.com

San Francisco, California 94117

From: [CPC-Commissions Secretary](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Legalizing Apartments Everywhere!
Date: Friday, November 19, 2021 12:38:21 PM
Attachments: [Support Legalizing Apartments Everywhere!.msg](#)
[Yes on apartments everywhere in SF!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)
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[Support Legalizing Apartments Everywhere!.msg](#)
[Support Legalizing Apartments Everywhere!.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Hunter Oatman-Stanford <info@email.actionnetwork.org>
Sent: Thursday, November 18, 2021 1:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Legalizing Apartments Everywhere!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Hunter Oatman-Stanford

hoatmanstanford@gmail.com

San Francisco, California 94107

From: [Gillis Kallem](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 3:49:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thanks,

Gillis Kallem

Gillis Kallem
gilliskallem@gmail.com

San Francisco, California 94117

From: [Valerie Aurora](#)
To: [CPC-Commissions Secretary](#)
Subject: Yes on apartments everywhere in SF!
Date: Thursday, November 18, 2021 3:49:32 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm a politically active San Francisco resident, living in a 250-unit apartment building in China Bay. I strongly support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, as well as Planning Department's recommendation to allow up to six units on all corner lots.

Living in a dense walkable neighborhood in SF has taught me that density creates more equitable, environmentally friendly, and racially diverse neighborhoods. I want more people to be able to afford living the way I do, near public transit and in walking distance of schools, doctors, work, and recreation.

Please pass this legislation immediately!

Valerie Aurora
valerie.aurora@gmail.com

San Francisco, California 94158

From: [Townsend Walker](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 3:08:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Townsend Walker
townsend@townsendwalker.com

San Francisco, California 94109

From: [Matthew Foster](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 3:01:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. It is an entirely reasonable approach, allowing property owners to make better use of their assets and more people to live comfortably in San Francisco.

Please pass this legislation immediately!

Matthew Foster
mwynnef@gmail.com

San Francisco, California 94110

From: sugam.arora@gmail.com
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:46:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

sugam.arora@gmail.com

,

From: [Samuel Carlen](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:35:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

My name is Sam Carlen, and I'm a resident of SF District 6, specifically the Polk Gulch neighborhood. I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Economists agree that increasing the housing supply (via less onerous zoning rules, encouraging greater density, etc) is the best way to lower rents and housing prices (and I would know, as I studied Econ in college and work in economic consulting). This is sorely needed: rent in SF is famously out of control, and I myself spend ~40-45% of my after-tax income on rent for my 250 sq ft studio apartment, which costs \$1500 a month. This is absolutely insane, and the Board of Supervisors' opposition to increasing housing density hurts people like me, my neighbors, and frankly ever renter in this city. I know most of you own homes and benefit from high housing prices, but I implore you to make policy decisions that benefit the SF population as a whole. Please vote to legalize fourplexes!!

Samuel Carlen
samcarlen16@gmail.com

San Francisco, California 94109

From: justin@y4ng.com
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:31:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

justin@y4ng.com

,

From: [Trevor Wu](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:23:34 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Trevor Wu
trevorhwu@berkeley.edu

Fremont, California 94539

From: [Ranjani Sundaresan](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:17:14 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ranjani Sundaresan
ranjani.sundaresan97@gmail.com

Dublin, California 94568

From: [Jym Dyer](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:17:07 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jym Dyer
jym+hand@econet.org
132 Beulah Street
San Francisco, California 94117

From: [Matthew Schoolfield](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:11:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Matthew Schoolfield
mschoolfield@gmail.com
2159 Hayes St
San Francisco, California 94117

From: [Jon Oleson](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:02:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm a lifelong Bay Area resident who supports widespread housing availability, affordability, and the development of vibrant, walkable neighborhoods.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jon Oleson
jwoleson@gmail.com

Emeryville, California 94608

From: [Steven Cipolla](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:00:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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5. Create good paying jobs

Please pass this legislation immediately!

Steven Cipolla
steven.cipolla@gmail.com

San Francisco, California 94102

From: [Maureen Sedonaen](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 2:00:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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We at Habitat for Humanity Greater San Francisco are particularly supportive as we often get interested partners and neighborhoods wanting to apply our model to smaller in-fill sites. We would also encourage the supervisors to 100% affordable homeownership in these efforts. If we really want to walk out talk and move the needle on BIPOC and other folks becoming homeowners we need to shift funding and policy priorities to include ownership as a model.

Please pass this legislation immediately!

Thank you,

Maureen Sedonaen

CEO, Habitat for Humanity Greater San Francisco

Maureen Sedonaen

msedonaen@habitatgsf.org

Berkeley, California 94709

From: [Arvind Ramesh](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:34:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Arvind Ramesh
arvinddd2003@gmail.com
603 Colby Ct.
Walnut Creek, California 94598

From: [Brian Lerner](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:28:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Brian Lerner
bnlerner@gmail.com

San Francisco, California 94117

From: [David Tejeda](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:26:58 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

David Tejeda
dtrepairs@gmail.com
2261 MARKET ST # 186
San Francisco, California 94114

From: [David Jackson](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:21:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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5. Create good paying jobs

Please pass this legislation immediately!

David Jackson
datjacks@gmail.com

San Francisco, California 94123

From: [Colin Kerrigan](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:16:14 PM

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5. Create good paying jobs

Please pass this legislation immediately!

Colin Kerrigan
crkerrigan@gmail.com

San Francisco, California 94103

From: [Everett Young](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:14:13 PM

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5. Create good paying jobs

Please pass this legislation immediately!

Everett Young
everett.b.young@gmail.com

San Francisco, California 94103

From: [Alex Taylor](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 1:12:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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5. Create good paying jobs

Please pass this legislation immediately!

Alex Taylor
alextaylor1001@gmail.com

San Francisco, California 95816

From: [Madeline Minshew](#)
To: [CPC-Commissions Secretary](#)
Subject: Support Legalizing Apartments Everywhere!
Date: Thursday, November 18, 2021 12:58:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Madeline Minshew
madeline.minshew@gmail.com

San Francisco, California 94115